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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE

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SPECIAL JOINT MEETING WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY

HELD

TUESDAY

JANUARY 4, 1983

7TH FLOOR CONFERENCE ROOM

4:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein and Nakashima.

ABSENT: Commissioners Rosenblatt and Salazar.

4:00 P.M.

83.35E - JOINT MEETING WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY ON CERTIFICATION OF THE SECOND SUPPLEMENT YERBA BUENA CENTER FINAL ENVIRONMENTAL IMPACT REPORT. THIS SECOND SUPPLEMENT UPDATES THE ENVIRONMENTAL ANALYSIS CONTAINED IN THE 1978 YBC FEIR AND THE 1981 FIRST SUPPLEMENT AND ANALYZES THE ENVIRONMENTAL EFFECTS OF DEVELOPMENT IN THE ENTIRE YBC REDEVELOPMENT AREA, ROUGHLY BOUNDED BY MARKET, THIRD, HARRISON AND FOURTH STREETS, INCLUDING PORTIONS OF THE BLOCKS EAST OF THIRD AND WEST OF FOURTH STREETS.

(Continued from the Regular Meeting of December 2, 1982)

Approved Motion No. 9584M Vote 5-0
Absent: Commissioners Rosenblatt and Salazar

NOTE: A certified Court Reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Adjourned: 6:00 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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FEB 17 1983

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JANUARY 6, 1983
ROOM 282, CITY HALL
1:00 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein and Nakashima.

ABSENT: Commissioner Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters.
2. INFORMATIONAL PRESENTATION TO THE CITY PLANNING COMMISSION ON THE RECENTLY PUBLISHED DCP STUDY TITLED PROPOSED ARTICLE OF THE PLANNING CODE FOR NEIGHBORHOOD COMMERCIAL DISTRICTS.
Informational Presentation Only - No action required.
3. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE AMENDMENTS TO SECTIONS 242.2, 242.3, 242.4, 242.5, 242.6, 242.7, 242.8 242.9 AND 242.10 OF THE CITY PLANNING CODE FOR THE PURPOSE OF EXTENDING FOR UP TO ONE YEAR (FROM APRIL 19, 1983 TO APRIL 19, 1984) THE PRESENT REGULATIONS OF THE NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS FOR SACRAMENTO STREET, FILLMORE STREET, HAIGHT STREET, CASTRO STREET-EUREKA VALLEY, UPPER MARKET STREET WEST, UPPER MARKET STREET EAST, 24TH STREET-NOE VALLEY, 24TH STREET-MISSION AND VALENCIA STREET.

Approved Resolution No. 9585 Vote 5-0
Absent: Commissioners Rosenblatt and Salazar.

4. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE AMENDMENTS TO THE CITY PLANNING CODE TO ADD A NEW ARTICLE 7 (NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS) TO THE CODE AND OTHER RELATED AMENDMENTS FOR THE PURPOSE OF TRANSLATING ALL CURRENT C-1, C-2, C-M, RC-1, RC-2, RC-3, RC-4 AND THE UNION STREET SPECIAL USE DISTRICT INTO ARTICLE 7 THEREBY UPDATING, CLARIFYING AND REFORMATING EXISTING NEIGHBORHOOD COMMERCIAL ZONING CONTROLS AND REVISING PROCEDURES FOR CITY PLANNING COMMISSION AND ZONING ADMINISTRATOR CONSIDERATION OF CERTAIN USES IN SAID DISTRICTS.

1:00 P.M. (Cont)

4. (Cont)

Approved Resolution No. 9586 Vote 5-0
Absent: Commissioners Rosenblatt and Salazar

5. 82.479C - 111 CHESTNUT STREET, ENTIRE BLOCK BOUNDED BY CHESTNUT, MONTGOMERY, DOMBARD AND WINTHROP STREETS, LOTS 1 AND 3 IN ASSESSOR'S BLOCK 60; CONSIDERATION OF MOTION APPROVING AUTHORIZATION OF CONDITIONAL USE FOR EXCEPTION TO THE BULK LIMITS AND A PLANNED UNIT DEVELOPMENT WITH DEVIATIONS FROM THE OPEN SPACE REQUIREMENTS FOR A RESIDENTIAL PROJECT IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN 84-E HEIGHT AND BULK DISTRICT.

Approved/Conditions Motion No. 9587M Vote 5-0
Absent: Commissioners Rosenblatt and Salazar.

1:15 P.M.

6. 81.705E - 580 CALIFORNIA STREET NEAR KEARNY, LOT 7 IN ASSESSOR'S BLOCK 240; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 23-STORY (320 FEET) OFFICE AND RETAIL BUILDING PROVIDING APPROXIMATELY 340,000 GROSS SQUARE FEET (329,500 GROSS SQUARE FEET OF OFFICE); REQUIRING DEMOLITION OF EXISTING STRUCTURE, PROVIDING 35 OFF-STREET PARKING SPACES.

Approved Motion No. 9588M Vote 5-0
Absent: Commissioners Rosenblatt and Salazar

7. 81.705ED - 580 CALIFORNIA STREET NEAR KEARNY, LOT 7 IN ASSESSOR'S BLOCK 240; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8202131-S TO CONSTRUCT A 23-STORY (320 FEET) OFFICE AND RETAIL BUILDING PROVIDING APPROXIMATELY 340,000 GROSS SQUARE FEET (320,500 GROSS SQUARE FEET OF OFFICE); REQUIRING DEMOLITION OF EXISTING STRUCTURE, PROVIDING 35 OFF-STREET PARKING SPACES.

Public testimony taken from the following:

- a. Thomas Swift, representing the project sponsor.
- b. Sue Hestor, representing San Franciscans for Reasonable Growth.
- c. Gordon Chin, representing the Chinatown Neighborhood Improvement Resource Center.
- d. Calvin Welch, representing the Council of Community Housing Organizations.
- e. Kay Patchner, representing Consumer Action.
- f. Virginia Fusco.

1: P.M. (Cont)

7. (Cont) NOTE: A certified court reporter was present.
An official transcript has been completed and
is available, for reference purposes in the files
of the Department of City Planning.

Approved/Conditions Motion 9589M Vote 4-1
Voting No: Commissioner Bierman
Absent: Commissioners Rosenblatt and Salazar

2:00 P.M.

8. 82.173RE - VAN NESS/NORTH POINT, 7TH AVENUE/CALIFORNIA, 30TH
STREET/CHURCH, 3RD STREET/PALOU AND ARIETA/BAYSHORE;
REVIEW FOR CONSISTENCY WITH THE MASTER PLAN TO ALLOW
CONSTRUCTION OF MUNI OPERATORS' TOILETS ON SIDEWALK
SPACE AT FIVE LOCATIONS.

(Continued from the Regular Meeting of December 2,
1982)

Passed motion for Master Plan conformity.

Vote 5-0

Absent: Commissioners Rosenblatt & Salazar

9. 82.486R - TAYLOR STREET BETWEEN BAY AND FRANCISCO STREETS, ABUTTING
LOT 1 IN ASSESSOR'S BLOCK 42 AND LOT 1 IN
ASSESSOR'S BLOCK 43, BOTH UNDER THE JURISDICTION OF
THE SAN FRANCISCO HOUSING AUTHORITY; REVIEW FOR CON-
SISTENCY WITH THE MASTER PLAN TO ALLOW SIDEWALK
NARROWING AND WIDENING AND STREET CLOSURE TO VEHICULAR
TRAFFIC AT THE BAY AND TAYLOR STREET CABLE CAR TERMINAL.

Passed motion for Master Plan conformity.

Vote 5-0

Absent: Commissioners Rosenblatt & Salazar.

10. 82.502R - FRANCISCO STREET BETWEEN GRANT AND KEARNY STREETS,
ABUTTING LOTS 12, 13 AND 14 IN ASSESSOR'S BLOCK 55 AND
LOTS 1A AND 2 IN ASSESSOR'S BLOCK 38; REVIEW FOR CON-
SISTENCY WITH THE MASTER PLAN FOR SIDEWALK NARROWING
AND WIDENING TO ACCOMMODATE PERPENDICULAR ON-STREET
PARKING AND A LANDSCAPED PUBLIC PLAZA.

Passed motion for Master Plan conformity.

Vote 5-0

Absent: Commissioners Rosenblatt & Salazar.

2:00 P.M. (Cont)

11. 82.78R - TENNY PLACE, EAST OF FIRST STREET TO ITS TERMINUS, ABUTTING LOTS 22, 23, 24 AND 25 IN ASSESSOR'S BLOCK 3737; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN TO GRANT A REVOCABLE ENCROACHMENT PERMIT TO ALLOW INSTALLATION OF A CYCLONE FENCE ACROSS TENNY PLACE.

Passed motion for Master Plan Conformity.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

12. 82.196VE - 1-5 BEAVER STREET AT NOE, LOTS 8 AND 8A IN ASSESSOR'S BLOCK 3561; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR RESUBDIVISION OF FORMER LOT 8 INTO CURRENT LOTS 8 AND 8A, REQUIRING A LOT AREA VARIANCE.
(Continued from the Regular Meeting of December 2, 1982)

Denied/Appeal Motion 9590M Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

2:30 P.M.

13. 82.574U - 3813 - 24TH STREET, SOUTH SIDE BETWEEN CHURCH AND VICKSBURG STREETS, LOT 1 IN ASSESSOR'S BLOCK 6509; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT SEATING 48 PERSONS IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of December 16, 1982)

Public testimony taken from the following:

- a. Marjorie Holmes, an attorney representing the applicant.
- b. Marian Blaustein, in opposition.
- c. Kurt Steins, in opposition
- d. Kay Patchner, in opposition.
- e. Bonnie Jones, in opposition.

Issue:

The high concentration of restaurants in the neighborhood and the resulting adverse impacts (traffic and parking demand).

Disapproved Motion 9591M Vote 5-0

Absent: Commissioners Rosenblatt and Salazar

2:30 P.M. (Cont)

14. 82.577U - 3150 - 24TH STREET, NORTH SIDE BETWEEN SHOTWELL STREET AND SOUTH VAN NESS AVENUE, LOT 18 IN ASSESSOR'S BLOCK 3641; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT SEATING 24 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE 24TH/MISSION SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of December 16, 1982)

Approved/Condition Motion No. 9592M Vote 5-0
Absent Commissioners Rosenblatt and Salazar.

15. 82.530U - 526 CASTRO STREET, WEST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 3 IN ASSESSOR'S BLOCK 2695; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT EXPANSION ON THE SECOND FLOOR (LEGAL OCCUPANCY AS RESIDENTIAL USE BEING UTILIZED FOR STORAGE WITHOUT PROPER PERMITS) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of December 16, 1982)

Continued indefinitely.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

16. 82.576U - 2275 MARKET STREET, SOUTH SIDE BETWEEN 16TH AND SANCHEZ STREETS, LOT 13 IN ASSESSOR'S BLOCK 3559; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO CHANGE CONDITION NO. 4 IN CITY PLANNING RESOLUTION NO. 9324 TO ALLOW SERVING BEER AND WINE IN AN EXISTING SPECIAL USE RESTAURANT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of December 16, 1982)

Approved/Conditions Motion No. 9593M Vote 5-0
Absent: Commissioners Rosenblatt and Salazar

2:30 P.M. (Cont)

17. 82.571U - 2217 MARKET STREET, SOUTH SIDE BETWEEN SÁNCHEZ AND NOE STREETS, LOT 2 IN ASSESSOR'S BLOCK 355A; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT (COFFEE SHOP) SEATING 35 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT. (Continued from the Regular Meeting of December 16, 1982)

Approved/Conditions Motion No. 9594M Vote 3-2
Voting No. Commissioners Bierman and Nakashima.
Absent: Commissioners Rosenblatt and Salazar.

18. 82.515U - 2257 MARKET STREET, SOUTH SIDE BETWEEN 16TH AND SÁNCHEZ STREETS, LOT 17 IN ASSESSOR'S BLOCK 3559; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT SEATING 60 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT. (Continued from the Regular Meeting of December 16, 1982)

Passed Motion to continue to January 13, 1983
Vote 5-0
Absent: Commissioners Rosenblatt and Salazar.

19. 81.442U - 2367 MARKET STREET, SOUTH SIDE, EAST OF 17TH STREET, LOTS 25 AND 35 IN ASSESSOR'S BLOCK 3563 IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT; MODIFICATION OF RESOLUTION NO. 9220 CONDITION NO. 1 AUTHORIZING A BAR EXPANSION TO INCLUDE APPROXIMATELY 550 SQUARE FEET, PROPOSED TO READ AS FOLLOWS: THIS AUTHORIZATION IS FOR A BAR EXPANSION TO INCLUDE APPROXIMATELY 600 SQUARE FEET OF FLOOR SPACE IN THE NORTHWEST PORTION OF THE TOP FLOOR FOR USE BY PATRONS AND APPROXIMATELY 700 SQUARE FEET OF FLOOR SPACE IN THE SOUTHERN EXTENSION OF THE TOP FLOOR FOR STORAGE. (Continued from the Regular Meeting of December 16, 1982)

Approved/Conditions Motion No. 9595M Vote 5-0
Absent: Commissioners Rosenblatt and Salazar.

2:30 P.M. (Cont)

20. 82.487J - 444-48 CASTRO STREET, WEST SIDE BETWEEN MARKET AND 18TH STREETS, LOT 6 IN ASSESSOR'S BLOCK 2647; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A FINANCIAL OFFICE (RELOCATION OF AN EXISTING SAVINGS AND LOAN OFFICE) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of December 9, 1982)
NOTE: Proposed for continuation to January 13, 1983.

Passed motion to continue to January 13, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

3:15 P.M.

21. 82.490C - 2333 BUCHANAN STREET (PACIFIC MEDICAL CENTER), LOTS 2 AND 29 IN ASSESSOR'S BLOCK 613 AND LOT 1 IN ASSESSOR'S BLOCK 628; REQUEST FOR CONDITIONAL USE AUTHORIZATION FOR 1) ENCLOSURE OF APPROXIMATELY 1,450 SQUARE FEET OF THE EXISTING ROOF DECK AT LEVEL FOUR OF PRESBYTERIAN HOSPITAL FOR A RECREATION AND STUDY AREA FOR PATIENTS IN THE PEDIATRIC ONCOLOGY UNIT, 2) ENCLOSURE OF APPROXIMATELY 1,500 SQUARE FEET OF THE EXISTING ROOF DECK ALSO AT LEVEL FOUR TO PROVIDE AN EXERCISE AND TRAINING AREA AND 3) RESTRIPIING THE BUCHANAN STREET PARKING LOT TO ACCOMMODATE 38 CARS INSTEAD OF THE 29 SPACES CURRENTLY AUTHORIZED IN AN RM-1 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT. LOT 2 IN ASSESSOR'S BLOCK 613 IS IN AN RM-1 DISTRICT.

(Continued from the Regular Meeting of December 16, 1982

Passed motion to continue to February 3, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

22. CU81.3 - MORAGA STREET, SOUTH SIDE BETWEEN 7TH AND 8TH AVENUES, LOTS 15A AND 16 IN ASSESSOR'S BLOCK 2042; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A BUILDING CONTAINING FOUR DWELLING UNITS ON TWO LOTS WITH A TOTAL OF 5,000 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WHEN 1,500 SQUARE FEET PER DWELLING UNIT IS REQUIRED.

Passed motion to continue to January 20, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

4:00 P.M.

23. 81.581EC - 870 O'FARRELL STREET AT POLK STREET, LOT 4 IN ASSESSOR'S BLOCK 716; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 13-STORY MIXED USE BUILDING CONTAINING 214 CONDOMINIUM DWELLING UNITS ABOVE A 3-STORY COMMERCIAL BASE CONTAINING 61,600 SQUARE FEET OF OFFICE SPACE, 22,400 SQUARE FEET OF RETAIL SPACE AND 175 PARKING SPACES REQUIRING A CONDITIONAL USE AUTHORIZATION AFTER DEMOLITION OF A ONE-STORY AUTO REPAIR.

Public testimony taken from the following:

- a. Lyon L. Kuntz, a neighborhood resident.
- b. Mr. Musack s, a neighborhood resident.
- c. Jerry Palan
- d. Jim Badger, representing the Great American Music Hall.
- e. Daniel Taylor
- f. Eric Shapiro, representing the North of Market Planning Coalition
- g. Janet Falk
- h. Steve Fuller, representing the North of Market Planning Coalition.
- i. Carolyn Lount
- j. Ron Vansamoor
- k. Mark Casagrande
- l. Daniel Cain
- m. Sue Hestor

NOTE: A certified court reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

Passed motion to close the public hearing.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

5:00 P.M.

24. 81.195EC - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR 388 MARKET STREET, THE BLOCK BOUNDED BY MARKET, PINE AND FRONT STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 265 FOR BONUS FLOOR AREA OF UP TO 85,900 SQUARE FEET, TO BE UTILIZED FOR RESIDENTIAL USE ONLY AND EXCEPTIONS TO THE BULK LIMITS AS PART OF A MIXED USE RESIDENTIAL, RETAIL AND OFFICE PROJECT, OF 26 STORIES IN HEIGHT, SEVEN FLOORS OF WHICH WOULD BE RESIDENTIAL, IN A C-3-O (DOWNTOWN OFFICE) AND 600-I HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of November 18, 1982)

Approved Motion No. 9596M Vote 5-0
Absent: Commissioners Rosenblatt and Salazar

NOTE: Testimony on items 25 and 26 will be taken at the same time, however, the decision on item 25 will be by the City Planning Commission pursuant to the provisions of Section 303(c) of the City Planning Code and the decision on item 26 will be by the Zoning Administrator pursuant to provisions of Section 305(c) of the City Planning Code.

25. 81.195EC - 388 MARKET STREET, THE BLOCK BOUNDED BY MARKET, PINE AND FRONT STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 265; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BONUS FLOOR AREA OF UP TO 85,900 SQUARE FEET, TO BE UTILIZED FOR RESIDENTIAL USE ONLY AND EXCEPTIONS TO THE BULK LIMITS AS PART OF A MIXED USE RESIDENTIAL, RETAIL AND OFFICE PROJECT, OF 26 STORIES IN HEIGHT, SEVEN FLOORS OF WHICH WOULD BE RESIDENTIAL, IN A C-3-O (DOWNTOWN OFFICE) AND 600-I HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of November 18, 1982)

Approved/Conditions Motion No. 9597M Vote 5-0
Absent: Commissioners Rosenblatt and Salazar.

THE COMMISSION WILL RECESS BEFORE THE FOLLOWING ITEM IS HEARD.
HEARING ON APPLICATION FOR ZONING VARIANCE BEFORE THE ZONING
ADMINISTRATOR.

5:00 P.M. (Cont)

26. 81.195EDCV - 388 MARKET STREET, NORTHEAST CORNER OF FRONT STREET, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 265, IN A C-3-O (DOWNTOWN OFFICE) DISTRICT; PUBLIC HEARING ON CONSIDERATION OF USABLE OPEN SPACE VARIANCE. The PROPOSAL IS TO CONSTRUCT A 26-STORY RETAIL-OFFICE-RESIDENTIAL BUILDING IN WHICH THE TOP SEVEN STORIES WILL CONTAIN A TOTAL OF 57 APARTMENTS. PRIVATE USABLE OPEN SPACE FOR EACH APARTMENT WILL BE PROVIDED BY BALCONIES MEASURING 3 FEET BY 5½ FEET, WHEREAS THE CITY PLANNING CODE REQUIRES THAT ANY BALCONY TO BE CREDITED AS USABLE OPEN SPACE SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 6 FEET.

NOTE: A certified court reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

Public Hearing closed; Matter taken under submission.

THE COMMISSION WILL RECONVENE AT 6:00 P.M. TO HEAR THE FOLLOWING ITEMS.

6:00 P.M.

27. EE81.11 - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT ON VACANT LOT 33 DWELLING UNITS IN 8 BUILDINGS WITH 43 PARKING SPACES IN COMMON GARAGE UNDER 3 OF THE BUILDINGS WITH ACCESS FROM 24TH STREET AND FROM CLIPPER STREET, REQUIRING CONDITIONAL USE AUTHORIZATION.

(Continued from the REgular Meeting of December 2, 1982)

Continued Indefinitely. Vote 5 -0

Absent: Commissioners Rosenblatt and Salazar.

28. 82.44R - 25TH AND CLIPPER STREET AT HOMESTEAD STREET, LOT 17 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; PROPOSED SALE OF PROPERTY IN A P (PUBLIC USE) DISTRICT.

(Continued from the Regular Meeting of December 2, 1982)

Passed motion to continue indefinitely. Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

6:00 P.M. (Cont)

29. CU81.4 - SOUTH SIDE OF 25TH STREET, CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 17, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATION TO DENSITY, OPEN SPACE AND OFF-STREET PARKING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE FOR APPROXIMATELY 33 DWELLING UNITS AND 43 OFF-STREET PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT. A FIVE-FOOT WIDE STRIP OF LAND ADJOINING THE CLIPPER STREET PROPERTY LINE AND PRESENTLY OWNED BY THE CITY MAY BE A PART OF THE DEVELOPMENT.

(Continued from the Regular Meeting of December 2, 1982)

Passed motion to continue indefinitely. Vote 5-0
Absent: Commissioners Rosenblatt and Salazar.

30. NORTH SIDE OF CLIPPER STREET, LOT 17 IN ASSESSOR'S BLOCK 6543; CONSIDERATION OF A RESOLUTION TO INITIATE RECLASSIFICATION FROM P (PUBLIC USE) DISTRICT TO RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of December 2, 1982)

Passed motion to continue indefinitely. Vote 5-0
Absent: Commissioners Rosenblatt and Salazar.

31. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, ALL OF ASSESSOR'S BLOCK 1592, OCEAN BEACH PARK ESTATES (PARCEL 4), A PORTION OF THE FORMER PLAYLAND-AT-THE-BEACH SITE; REQUEST FOR AUTHORIZATION FOR AN AMENDMENT OF A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 135 CONDOMINIUM DWELLING UNITS WITH 204 OFF-STREET PARKING SPACES, WHICH DEVELOPMENT WOULD BE AN EXPANSION OF THE OCEAN BEACH DEVELOPMENT PREVIOUSLY APPROVED AND NOW UNDER CONSTRUCTION ON ASSESSOR'S BLOCK 1595, 1692 AND 1596. THIS EXPANSION WOULD REQUIRE MODIFICATION OF STANDARD FOR REAR YARDS AND SITE LAYOUT IN C-1 (NEIGHBORHOOD SHOPPING), RM-1 (MIXED RESIDENTIAL, LOW DENSITY) AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS AND IN A 40-X HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of November 18, 1982)

NOTE: Proposed for continuation to January 13, 1983

6:00 P.M. (Cont)

31. (Cont) Passed motion to continue to January 20, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

ADJOURNED: 12:05 A.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JANUARY 13, 1983
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, and Salazar.

ABSENT: Commissioner Rosenblatt.

12:00 NOON

FIELD TRIP - TO VISIT SITES FOR CASES ON JANUARY 13, 1983 CALENDAR.

Cancelled.

1:30 P.M.

1. Current Matters
 - A. Director's Report.
 - B. Commissioners' Questions and Matters.
2. 81.705D - 580 CALIFORNIA STREET, LOT 7 IN ASSESSOR'S BLOCK 240; CONSIDERATION OF MOTION APPROVING BUILDING PERMIT APPLICATION NO. 8202131-S.

Passed a motion approving formal language of City Planning Commission Motion No. 9589M.

Vote 5-1

Voting No: Commissioner Bierman

Absent: Commissioner Rosenblatt.

2:00 P.M.

3. 82.487U - 444-48 CASTRO STREET, WEST SIDE BETWEEN MARKET AND 18TH STREETS, LOT 6 IN ASSESSOR'S BLOCK 2647; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR CONSTRUCTION OF A TWO-STORY FINANCIAL OFFICE (RELOCATION OF AN EXISTING SAVINGS AND LOAN OFFICE) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of January 6, 1983)

Public testimony taken from the following:

- a. Ron Bassimer, representing the project sponsor..
- b. Terry Lofrano, the project architect.
- c. Vaughn Taylor, representing the Eureka Valley Promotion Association,,in support.

2:00 P.M. (Cont)

3. (Cont)

Public testimony (Cont)

- d. Don Travio, owner of adjacent property, in opposition.
- e. Guy Roche, a neighborhood resident, in opposition.
- f. Heidi Chipp, a neighborhood resident, in opposition.
- g. A. Chaput, in opposition.

Issues:

- a. Retention of the existing building versus new const.
- b. Design appropriateness of the proposed building.
- c. Loss of a dwelling use.
- d. Loss of the neighborhood serving Market.
- e. That the number of financial institutions in the area, was inappropriately great.

Passed motion to continue to February 3, 1983.

Vote 6-0 Absent: Commissioner Rosenblatt.

4. 82.264U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT EXPANSION TO PERMIT INCREASE OF OCCUPANCY FROM F-2 (LESS THAN 50 PERSONS) TO B-3 (MORE THAN 50 PERSONS), INCLUDING ADDITION OF A DECK IN THE REAR OF THE BUILDING AND ACCESSORY OFFICE SPACE TO RESTAURNAT ON SECOND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH ST/NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of Dec. 9, 1982)

Public testimony taken from the following:

- a. Howard Wexler, an attorney, representing the project sponsor.
- b. Jack Wholey, an attorney, representing adjacent property owners.
- c. Rich Wrotrin, an accoustical engineer, appearing on behalf of adjacent property owners.
- d. Paul Goorjian, in opposition.
- e. Peggy Leonartowitz, a neighborhood resident, in opposition.
- f. Fred Methner, representing the East and West of Castro Street Improvement Club, in opposition.
- g. Yvonne Borg, in opposition.
- h. Evelyn Lonaley, a neighborhood resident, in opposition.
- i. Frank Yubac, an engineering consultant, representing a number of neighbors residing in the immediate vicinity of the project..

2:00 P.M. (Cont)

4. (Cont) Passed motion to continue to February 3, 1983.
Vote 5-1
Voting No: Commissioner Bierman.
Absent: Commissioner Rosenblatt.

5. 82.515U - 2257 MARKET STREET, SOUTH SIDE BETWEEN 16TH AND SANCHEZ STREETS, LOT 17 IN ASSESSOR'S BLOCK 3559; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT SEATING 60 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of January 6, 1983)

Approved/Conditions Motion No. 9598M
Vote 4-1
Voting No: Commissioner Bierman
Absent: Commissioners Rosenblatt and Salazar.

6. 82.279Q - 3734-36 BRODERICK STREET, EAST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LOT 16 IN ASSESSOR'S BLOCK 911; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION AND FOR CONSIDERATION OF A PROPOSED EXCEPTION FROM MODERATE-INCOME PRICE RESTRICTIONS OF SUBDIVISION CODE SECTION 1341 IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular meeting of December 9, 1982)

Passed motion to continue to March 17, 1983.
Vote 5-0
Absent: Commissioners Rosenblatt and Salazar.

7. 82.321O - 1336-38 SHRADER STREET, EAST SIDE BETWEEN ALMA STREET AND RIVOLI AVENUE, LOT 16 IN ASSESSOR'S BLOCK 1284; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 2-UNIT CONDOMINIUM CONVERSION SUBDIVISION AND FOR CONSIDERATION OF A PROPOSED EXCEPTION FROM MODERATE-INCOME PRICE RESTRICTIONS OF SUBDIVISION CODE SECTION 1341 IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of December 9, 1982)

Approved/Conditions Motion No. 9599M Vote 4-1
Voting No: Commissioner Bierman
Absent: Commissioners Rosenblatt and Salazar.

2:00 P.M. (Cont)

8. 82.547C - PIER 3, NORTH SIDE, THE EMBARCADERO; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT CONVERSION OF THE FERRYBOAT FRESNO TO OFFICES AND PUBLIC ACCESS IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.

NOTE: To be continued indefinitely.

Continued indefinitely. Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

9. 82.395CE - 92 COLERIDGE STREET, NORTHWEST SIDE BETWEEN FAIR AVENUE AND VIRGINIA STREETS, LOTS 9 AND 77 IN ASSESSOR'S BLOCK 5615; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO PERMIT SIX DWELLINGS, THREE DWELLINGS EACH ON TWO LOTS EACH WITH 4,500 SQUARE FEET WHEN 4,500 SQUARE FEET EACH IS REQUIRED IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

NOTE: Proposed for continuation to February 3, 1983.

Passed motion to continue to February 3, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

10. 82.395CD - 92 COLERIDGE STREET, NORTHWEST SIDE BETWEEN FAIR AVENUE AND VIRGINIA STREETS, LOTS 9 AND 77 IN ASSESSOR'S BLOCK 5615; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SIX DWELLINGS, THREE DWELLINGS EACH ON TWO LOTS EACH WITH 4,500 SQUARE FEET WHEN 4,500 SQUARE FEET EACH IS REQUIRED IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

NOTE: Proposed for continuation to February 3, 1983.

Passed motion to continue to February 3, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

11. 82.518VC - 14 LEROY PLACE, EAST SIDE, SOUTH OF SACRAMENTO STREET BETWEEN LEAVENWORTH AND JONES STREETS, LOT 82 IN ASSESSOR'S BLOCK 247; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A STRUCTURE OVER 40 FEET IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

NOTE: Proposed for continuation to February 3, 1983.

Passed motion to continue to February 3, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

3:00 P.M.

12. 82.630C - 162 DIAMOND STREET, WEST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 7 IN ASSESSOR'S BLOCK 2693; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT FOUR DWELLING UNITS ON A LOT IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT WITH APPROXIMATELY 4,625 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING IS REQUIRED.

NOTE: Proposed for continuation to February 3, 1983.

Passed motion to continue to February 3, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

13. 82.570C - 1320 CALIFORNIA STREET, NORTH SIDE BETWEEN HYDE AND LEAVENWORTH STREETS, LOT 10 IN ASSESSOR'S BLOCK 248; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A BUILDING OVER 40 FEET IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

Passed a motion of intent to approve and continued to January 20, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

14. 82.549C - 660 LOMBARD STREET, NORTH SIDE (A THROUGH LOT TO CHESTNUT STREET) BETWEEN MASON AND POWELL STREETS, LOT 14 IN ASSESSOR'S BLOCK 64; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO EXPAND A COMMUNITY FACILITY, TELEGRAPH HILL NEIGHBORHOOD HOUSE, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions Motion No. 9600M Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

15. 82.531C - 1177 CALIFORNIA STREET, SOUTHEAST CORNER AT JONES STREET (GRAMERCY TOWERS) ALL OF ASSESSOR'S BLOCK 253A; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT LIVE ENTERTAINMENT IN A EXISTING COCKTAIL LOUNGE IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY DISTRICT AND IN THE NOB HILL SPECIAL USE DISTRICT).

(Continued from the Regular Meeting of December 2, 1982)

3:00 P.M. (Cont)

15. (Cont) Public testimony taken from the following:

- a. Bob Lewis, an attorney representing the project sponsor.
- b. Gary Gielow, representing the Grammacy Towers Homeowners Association.
- c. Nancy Jarvis, an attorney, representing the Grammacy Towers Homeowner's Association.

Issues:

- a. The proposed hours of operation of the Cocktail Lounge.
- b. The provision of space, within the lounge, reserved for the exclusive use of residents of the building.

Passed a motion of intent to approve and continued to January 20, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

16. 82.535C - 220 RANKIN STREET, ENTIRE FRONTAGE, WEST SIDE BETWEEN DAVIDSON AND EVANS AVENUES, LOT 1 IN ASSESSOR'S BLOCK 5228; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO MODIFY CONDITIONS (CITY PLANNING COMMISSION RESOLUTION NO. 9443) AUTHORIZING AUTOMOBILE WRECKING IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.

Passed motion to continue to February 17, 1983

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

4:00 P.M.

17. 82.236C - 1083 CLAY STREET, SOUTH SIDE EAST OF MASON STREET, LOT 14 IN ASSESSOR'S BLOCK 223; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A STRUCTURE OVER 40 FEET (APPROXIMATELY 65 FEET HIGH) IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved/Conditions Motion No. 9601M Vote 5-0

4:00 P.M. (Cont)

18. 82.91CD - 750 BUSH STREET, NORTH SIDE BETWEEN POWELL AND MASON STREETS, LOT 7 IN ASSESSOR'S BLOCK 263; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A STRUCTURE OVER 40 FEET (16 STORIES) AND FOR 60 DWELLING UNITS WITH 60 OFF-STREET PARKING SPACES WHERE MORE THAN 23 SPACES WOULD REQUIRE CONDITIONAL USE AUTHORIZATION IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of November 4, 1982)
NOTE: Proposed for continuation to February 3, 1983.

Passed motion to continue to February 3, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

ADJOURNED: 7:40 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

C55

21

1/20/83

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JANUARY 20, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 9 1983

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Moore, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:30 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SUBMIT A SUPPLEMENTAL REQUEST TO FUND RECLASSIFIED POSITIONS.

Approved Resolution No. 9602 Vote 7-0

2. INFORMATIONAL PRESENTATION OF DESIGN DEVELOPMENT FOR THE ROOF-TOP PARK AT CROCKER PLAZA.

Informational Presentation - No Action required.

B. Commissioners' Questions and Matters

ELECTION OF OFFICERS

IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION, THE PRESIDENT AND VICE PRESIDENT OF THE COMMISSION "SHALL BE ELECTED AT THE FIRST REGULAR MEETING OF THE COMMISSION HELD ON OR AFTER THE 15TH DAY OF JANUARY OF EACH YEAR, OR AT A SUBSEQUENT MEETING, THE DATE WHICH SHALL BE FIXED BY THE COMMISSION AT THE FIRST REGULAR MEETING ON OR AFTER THE 15TH DAY OF JANUARY EACH YEAR".

Passed motion re-electing present officers.

Vote 7-0

2:00 P.M.

2. 82.495R - SIDEWALK WIDENING ON CASTRO STREET, WEST SIDE, SOUTH OF 18TH STREET FOR A DISTANCE OF ABOUT 100 FEET ABUTTING LOTS 1 AND 2 OF ASSESSOR'S BLOCK 2695; REVIEW OF PROPOSED SIDEWALK WIDENING FOR CONFORMITY WITH THE MASTER PLAN.

Passed motion finding Master Plan conformity.

Vote 6-0

Absent: Commissioner Salazar

2:00 P.M. (Cont)

3. 82.611U - 424 VALENCIA STREET, WEST SIDE BETWEEN 15TH AND 16TH STREETS, LOT 4 IN ASSESSOR'S BLOCK 3555; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR AN OFF-SALE BEER AND WINE LICENSE IN AN EXISTING GROCERY STORE IN A C-M (HEAVY COMMERCIAL) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9603M Vote 6-0
Absent: Commissioner Salazar.

4. 82.548U - 2123 FILLMORE STREET, WEST SIDE BETWEEN SACRAMENTO AND CALIFORNIA STREETS, LOT 3 IN ASSESSOR'S BLOCK 635; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT EXPANSION OF AN EXISTING BAKERY/COFFEE SHOP TO THE MEZZANINE LEVEL, INCREASING ITS CAPACITY BY AN ADDITIONAL 20 SEATS, IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9604M Vote 6-0
Absent: Commissioner Salazar

5. 82.624U - 3200 FILLMORE STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 6A IN ASSESSOR'S BLOCK 509; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A PLACE OF ENTERTAINMENT TO INCLUDE A PIANO AND A PIANO PLAYER IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

NOTE: ADVERTISED IN ERROR - CASE WILL NOT BE HEARD.

No hearing necessary - Matter taken from Calendar.

6. 82.200C - 1735 FRANKLIN STREET, WEST SIDE BETWEEN SACRAMENTO AND CALIFORNIA STREETS, LOT 2 IN ASSESSOR'S BLOCK 641; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT COMMERCIAL USE (PROFESSIONAL OFFICES) IN A DESIGNATED LANDMARK (BRANSTEN HOUSE) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of June 24, 1982)

NOTE: PROPOSED FOR CONTINUATION TO FEBRUARY 3, 1983.

Passed motion to continue to February 3, 1983.

Vote 6-0

Absent: Commissioner Salazar

2:00 P.M. (Cont)

7. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET, SOUTHEAST CORNER, LOT 9 IN ASSESSOR'S BLOCK 816; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR INTERIOR ALTERATIONS TO CONVERT A 26-UNIT, 3-STORY RESIDENTIAL BUILDING TO OFFICE SPACE, WITH RETENTION OF SOME COMMERCIAL SPACE AT STREET LEVEL, REQUIRING A PARKING VARIANCE AND BUILDING PERMIT APPLICATION NO. 8110944.

(Continued from the Regular Meeting of December 16, 1982)

Denied/Appeal Motion No. 9605M Vote 6-1
Voting no: Commissioner Salazar

8. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET, SOUTHEAST CORNER, LOT 9 IN ASSESSOR'S BLOCK 816; CONSIDERATION OF REQUEST FOR DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8110944 FOR THE CONVERSION OF 26 DWELLING UNITS TO OFFICE USE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to take Discretionary Review.
Vote 7-0

9. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8110944.

Passed motion to continue to February 17, 1983.
Vote 7-0

3:15 P.M.

10. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE AND SANDHOUSE (CITY LANDMARK NO. 114), BLOCK BOUNDED BY SANSOME STREET, LOMBARD STREET AND THE EMBARCADERO, LOT 1 IN ASSESSOR'S BLOCK 58; CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR ALTERATION AND NEW CONSTRUCTION OF A 4-STORY OFFICE BUILDING, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR APPROVAL.

(Continued from the Regular Meeting of December 16, 1982)

Approved/Conditions Motion No. 9606M Vote 6-1
Voting no: Commissioner Bierman

11. CU81.3 - MORAGA STREET, SOUTH SIDE BETWEEN 7TH AND 8TH AVENUES, LOTS 15A AND 16 IN ASSESSOR'S BLOCK 2042; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A BUILDING CONTAINING FOUR DWELLING UNITS ON TWO LOTS WITH A TOTAL OF 5,000 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WHEN 1,500 SQUARE FEET PER DWELLING UNIT IS REQUIRED.

(Continued from the Regular Meeting of January 6, 1983)

Approved/Conditions Motion No. 9607M Vote 7-0

3:15 P.M. (Cont)

12. 82.531C - 1177 CALIFORNIA STREET; CONSIDERATION OF RESOLUTION APPROVING CONDITIONAL USE FOR PLACE OF ENTERTAINMENT.

Approved/Conditions Motion No. 9608M Vote 6-0
Abstained: Commissioner Rosenblatt

4:00 P.M.

13. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207774-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,460 SQUARE FEET OF OFFICE SPACE, 3,260 SQUARE FEET OF RETAIL SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of December 9, 1982)

NOTE: PROPOSED FOR CONTINUATION TO FEBRUARY 3, 1983.

Passed motion to continue to February 3, 1983.
Vote 7-0

14. 82.570C - 1320 CALIFORNIA STREET; CONSIDERATION OF A RESOLUTION APPROVING CONDITIONAL USE AUTHORIZATION.

Approved/Conditions Motion No. 9609M Vote 6-0
Abstained: Commissioner Rosenblatt

15. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, ALL OF ASSESSOR'S BLOCK 1592, OCEAN BEACH PARK ESTATES (PARCEL 4), A PORTION OF THE FORMER PLAYLAND-AT-THE-BEACH SITE; REQUEST FOR AUTHORIZATION OF AN AMENDMENT OF A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 135 CONDOMINIUM DWELLING UNITS WITH 204 OFF-STREET PARKING SPACES, WHICH DEVELOPMENT WOULD BE AN EXPANSION OF THE OCEAN BEACH DEVELOPMENT PREVIOUSLY APPROVED AND NOW UNDER CONSTRUCTION ON ASSESSOR'S BLOCKS 1595, 1596 AND 1692; THIS EXPANSION WOULD REQUIRE MODIFICATION OF STANDARD FOR REAR YARDS AND SITE LAYOUT IN C-1 (NEIGHBORHOOD SHOPPING), RM-1 (MIXED RESIDENTIAL, LOW DENSITY) AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS AND IN A 40-X HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of January 6, 1983)

Public testimony taken from the following:

1. Piero Patri, the project architect.
2. Lisa Davis, in opposition.
3. Martha Nolte, an area resident, in opposition.
4. Jonathan Baulkley.
5. David Warren, in opposition.
6. Elizabeth O'Shaughnessy, in opposition.

4:00 P.M. (Cont)
15. 82.167C (Cont)

Public testimony taken from the following: (Cont)

7. Ted Gabbay, in opposition.
8. Andrew Butler, in opposition.
9. Maurie Roland, in opposition.
10. Mike Malvin, in opposition.
11. Dick Grasbow, in opposition.
12. Barbara Taylor, in opposition.
13. Wayne Cam, in opposition.
14. Dave Ferguson, in opposition.
15. Vivian Goodwin, in opposition.
16. Joyce Taylor, in opposition.
17. Elizabeth McClintock, in opposition.
18. Luis Pinumuos, in opposition.
19. Tef Kutay, the project sponsor.
20. Steve Farrand, an Attorney, representing the project sponsor.

Passed motion to close the public hearing and to continue to February 10, 1983.

Vote 7-0

16. 81.461E - 333 BUSH STREET, INCLUDING FRONTAGE ON TRINITY STREET, LOTS 20-23, 26 AND 28 IN ASSESSOR'S BLOCK 288; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A 38-STORY, 500-FOOT-TALL BUILDING INCLUDING ABOUT 521,800 SQUARE FEET OF OFFICE, 10,700 SQUARE FEET OF RETAIL, 56 RESIDENTIAL CONDOMINIUMS, 100 PARKING SPACES AND 10 LOADING/ SERVICE SPACES, TOTALLING 623,000 GROSS SQUARE FEET INCLUDING DEMOLITION OF 5 BUILDINGS INCLUDING THE B-RATED FINANCIAL CENTER GARAGE.

(Continued from the Regular Meeting of December 16, 1982)

NOTE: A certified Court Reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Approved/Conditions Motion No. 9610M Vote 4-3
Voting no: Commissioners Bierman, Karasick and Rosenblatt

Adjourned: 10:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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1/27/83

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JANUARY 27, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 15 1983

SAN FRANCISCO
BIBLIOGRAPHY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Nakashima, Rosenblatt and Salazar.

ABSENT: Commissioner Klein.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS TO BE CONSIDERED BY THE CITY PLANNING COMMISSION.

Completed.

1:30 P.M.

1. Current Matters

A. Director's Report

1. 900 KEARNY STREET, CORNER OF JACKSON, KEARNY AND COLUMBUS; PRESENTATION FOR INFORMATION OF FINAL PLANS FOR PROPOSED 6-STORY, 30,000 SQUARE-FOOT OFFICE BUILDING WITH GROUND FLOOR RETAIL, ADJACENT TO SENTINEL BUILDING (COLUMBUS TOWER), A CITY HISTORIC LANDMARK.

Informational Presentation - No Action required.

2. CONSIDERATION OF A RESOLUTION TO AUTHORIZE THE DIRECTOR OF PLANNING TO ENTER INTO CONTRACTS WITH VARIOUS CONSULTANTS FOR A TOTAL OF \$227,000 TO UNDERTAKE A STADIUM FEASIBILITY STUDY.

Approved Resolution No. 9611 Vote 6-0
Absent: Commissioner Klein

B. Commissioners' Questions and Matters

1:45 P.M.

2. 82.661D - 1979 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 38 IN ASSESSOR'S BLOCK 542 IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE UNION STREET SPECIAL USE DISTRICT; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8208337; PROPOSAL TO CHANGE THE FIRST-STORY FAÇADE OF A TWO-STORY COMMERCIAL/RESIDENTIAL BUILDING.

Passed motion to continue to February 24, 1983.

Vote 5-0

Absent: Commissioners Kelleher and Klein

3. 82.661D - 1979 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 38 IN ASSESSOR'S BLOCK 542 IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE UNION STREET SPECIAL USE DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8208337, DESCRIBED ABOVE.

No Action taken.

2:30 P.M.

4. 82.648T - CONSIDERATION OF A PROPOSED AMENDMENT TO THE CITY PLANNING CODE ARTICLE 10 TO REDUCE APPLICATION FEES FOR LANDMARK AND HISTORIC DISTRICT DESIGNATION FROM \$250 AND \$500 TO \$50, ACTING ON REFERRAL FROM THE BOARD OF SUPERVISORS.

Public testimony taken from the following:

1. Earl Moss, in support.
2. Jim Lovegren, in support.
3. Leroy Luper, in support.
4. Cathy Sopherson, in support.
5. John Becham, in support.
6. Dan Bennett, in support.
7. Risa Titelbaum, in support.
8. Anne Bloomfield, in support.

Disapproved Resolution No. 9612 Vote 5-1

Voting no: Commissioner Bierman

Absent: Commissioner Klein

3:00 P.M.

5. 82.15ET - CONSIDERATION OF A PROPOSED AMENDMENT TO THE CITY PLANNING CODE TO ESTABLISH ARTICLE 7, A NEW SECTION FOR NEIGHBORHOOD COMMERCIAL DISTRICTS INCLUDING ALL C-1, C-2, C-M, RC-1, RC-2, RC-3 AND RC-4 DISTRICTS AND THE UNION STREET SPECIAL USE DISTRICT. THE COMMISSION WILL RECEIVE PUBLIC TESTIMONY AND WILL CONTINUE THE MATTER TO A LATER DATE.

Public testimony taken from the following:

1. Bruce Lilienthal, representing the Council of District Merchants.
2. Fred Methner, representing the East and West of Castro Street Improvement Club.

3:00 P.M. (Cont)

5. 82.15ET (Cont)

Public testimony taken from the following: (Cont)

3. Terry Pimsleur, representing the Union Street Committee.
4. Herb Kosovitz, representing the Telegraph Hill Dwellers.
5. Howard Gelman, a resident of 24th Street in Noe Valley.
6. John Urmston, representing the Bank of America.
7. Calvin Welch, representing the Haight-Ashbury Neighborhood Council.
8. Donna Morrison, representing the Pacific Heights Residents Association.
9. Walter Park, representing the Duboce Triangle Neighborhood Association.
10. Harry Alio, representing the Business and Professional Association of Noe Valley.

Passed motion to continue to March 24, 1983.

Vote 6-0

Absent: Commission Klein

6. 82.645ET - SACRAMENTO, FILMORE, HAIGHT, CASTRO, MARKET (EAST AND WEST), AND 24TH (MISSION AND NOE VALLEY) DISTRICTS; AMENDMENT OF CITY PLANNING CODE TO EXTEND FOR APPROXIMATELY ONE YEAR THE PRESENT EXPIRATION DATE OF APRIL 19, 1983 FOR INTERIM NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.

Approved Resolution No. 9613 Vote 5-1

Voting no: Commissioner Salazar

Absent: Commissioner Klein

4:30 P.M.

7. 81.132E - RUSS TOWER, 350 BUSH STREET, NORTH SIDE BETWEEN MONTGOMERY AND KEARNY STREETS, LOTS 1, 2, 2a, 3 AND 22 IN ASSESSOR'S BLOCK 269; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 27-STORY, 428-FOOT HIGH, 405,900 SQUARE-FOOT OFFICE BUILDING WITH 65-CAR GARAGE, INCORPORATING THE FACADE OF THE SAN FRANCISCO MINING EXCHANGE BUILDING (A DESIGNATED CITY HISTORIC LANDMARK).

NOTE: A certified Court Reporter was present. An official transcript has been made and is available, for reference purposes, in the files of the Department of City Planning.

Passed motion to close the public hearing.

Vote 6-0

Absent: Commissioner Klein

Adjourned: 8:20 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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2/2/83

DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
FEBRUARY 3, 1983
ROOM 282, CITY HALL
1:30 P.M.

MAR 14 1983

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON - FIELD TRIP - TO VIEW THE SITES OF CASES TO BE CONSIDERED BY THE CITY PLANNING COMMISSION.

Completed.

1:30 P.M.

2. 82.518VC - 14 LEROY PLACE, EAST SIDE, SOUTH OF SACRAMENTO STREET BETWEEN LEAVENWORTH AND JONES STREETS, LOT 32 IN ASSESSOR'S BLOCK 247; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A STRUCTURE OVER 40 FEET IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of January 13, 1983
NOTE: To be continued indefinitely.

Passed motion to continued indefinitely.
Vote 7-0

3. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of November 18, 1982)
NOTE: Proposed for continuation to April 7, 1983.

Passed motion to continue to April 7, 1983.
Vote 7-0.

2:00 P.M. (Cont)

4. 82.487U - 444-48 CASTRO STREET, WEST SIDE BETWEEN MARKET AND 18TH STREETS, LOT 6 IN ASSESSOR'S BLOCK 2647; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR CONSTRUCTION OF A TWO-STORY FINANCIAL OFFICE (RELOCATION OF AN EXISTING SAVINGS AND LOAN OFFICE) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of January 13, 1983)

Approved/Conditions Motion No. 9614M Vote 6-1
Voting No: Commissioner Karasick,

5. 82.264U - 3917 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT EXPANSION INCLUDING A DECK AND ACCESSORY OFFICE SPACE TO RESTAURANT ON SECOND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of January 13, 1983)

Approved/Conditions Motion No. 9615M Vote 5-2
Voting No: Commissioners Karasick and Kelleher.

2:30 P.M.

6. 82.616C - 333 EUCALYPTUS DRIVE, SOUTHWEST CORNER AT 20TH AVENUE (STONESTOWN YMCA), LOT 14 IN ASSESSOR'S BLOCK 7295; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE: PLANNED UNIT DEVELOPMENT FOR AN ADDITION TO A COMMUNITY CENTER EXTENDING INTO THE REQUIRED YARD AREAS AND UTILIZING PARKING IN THE ADJOINING MEDICAL BUILDING LOT IN AN RH-1D (HOUSE, ONE-FAMILY DETACHED DWELLINGS) DISTRICT.

Approved/Conditions Motion No. 9616M Vote 6-0
Absent: Commissioner Salazar.

7. 82.663C - 1000 FULTON STREET, NORTHWEST CORNER AT STEINER STREET, LOT 6 IN ASSESSOR'S BLOCK 776; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A 15-ROOM BED AND BREAKFAST INN IN A DESIGNATED LANDMARK (NO. 151) IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Motion No. 9617M Vote 7-0

2:30 P.M. (Cont)

8. 82.630C - 162 DIAMOND STREET, WEST SIDE BETWEEN 18TH AND 19TH STREET, LOT 7 IN ASSESSOR'S BLOCK 2693; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT FOUR DWELLING UNITS ON A LOT IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT WITH APPROXIMATELY 4,625 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING IS REQUIRED.

(Continued from the Regular Meeting of January 13, 1983)

Approved/Conditions Motion No. 9618M Vote 7-0

9. 82.292EVZ - 1876-1898 GREEN STREET, NORTHEAST CORNER AT LAGUNA STREET, LOTS 17-20 IN ASSESSOR'S BLOCK 543; REQUEST FOR RECLASSIFICATION FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: Proposed for continuation to February 17, 1983.

Approved Motion No. 9619M Vote 7-0

3:00 P.M.

10. 82.200C - 1735 FRANKLIN STREET, WEST SIDE BETWEEN SACRAMENTO AND CALIFORNIA STREETS, LOT 2 IN ASSESSOR'S BLOCK 641; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT COMMERCIAL USE (PROFESSIONAL OFFICES) IN A DESIGNATED LANDMARK (BRANSTEN HOUSE) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of January 20, 1982)
NOTE: Proposed for continuation to February 10, 1983.

Passed motion to continue to February 10, 1983.
Vote 7-0

11. 82.378Q

82.379Q

1903, 1907, 1909 HYDE STREET AND 1901, 1905 HYDE STREET AND 1204 GREEN STREET, WEST SIDE BETWEEN GREEN AND VALLEJO STREETS, LOTS 25 AND 26 IN ASSESSOR'S BLOCK 123; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A TWO 3-UNIT CONDOMINIUM CONVERSIONS SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

NOTE: To be continued to February 10, 1983.

Continued to February 10, 1983
Vote 7-0

2:30 P.M. (Cont.)

12. 82.4930 - 2552-56 GOUGH STREET, EAST SIDE BETWEEN GREEN AND VALLEJO STREETS, LOT 18 IN ASSESSOR'S BLOCK 552; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions MOTION NO. 9620M Vote 6-1
Voting No: Commissioner Bierman.

3:00 P.M.

13. 82.3870 - 423 WALLER STREET, SOUTH SIDE BETWEEN FILLMORE AND STEINER STREETS, LOT 36 IN ASSESSOR'S BLOCK 867; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Motion No. 9621M Vote 6-1
Voting No: Commissioner Bierman.

14. 82.5130 - 1692-98 PAGE STREET AND 416-418 CLAYTON STREET, NORTH SIDE BETWEEN CLAYTON AND ASHBURY STREETS, LOT 19 IN ASSESSOR'S BLOCK 1224; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Motion No. 9622M Vote 6-0
Voting No: Commissioner Bierman

4:00 P.M.

15. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207774-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,460 SQUARE FEET OF OFFICE SPACE, 3,260 SQUARE FEET OF RETAIL SPACE IN THE C-3-G. (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT. (Continued from the Regular Meeting of January 20, 1983)
NOTE: Proposed for continuation to February 10, 1983.

Passed motion to continue to February 10, 1983.
Vote 7-0

4:00 P.M. (Cont)

16. 82.91CD - 750 BUSH STREET, NORTH SIDE BETWEEN POWELL AND MASON STREETS, LOT 7 IN ASSESSOR'S BLOCK 263; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A STRUCTURE OVER 40 FEET (16 STORIES) AND FOR 60 DWELLING UNITS WITH 60 OFF-STREET PARKING SPACES WHERE MORE THAN 23 SPACES WOULD REQUIRE CONDITIONAL USE AUTHORIZATION IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of January 13, 1983)
NOTE: Proposed for continuation to March 17, 1983.

Passed motion to continue to March 17, 1983.
Vote 7-0

4:30 P.M.

17. 82.490C - 2333 BUCHANAN STREET (PACIFIC MEDICAL CENTER), LOTS 2 AND 29 IN ASSESSOR'S BLOCK 613 AND LOT 1 IN ASSESSOR'S BLOCK 628; REQUEST FOR CONDITIONAL USE AUTHORIZATION, PLANNED UNIT DEVELOPMENT, TO ENCLOSE TWO PORTIONS OF EXISTING ROOF DECK AT LEVEL FOUR OF PRESBYTERIAN HOSPITAL FOR A RECREATION AND STUDY AREA FOR PATIENTS IN THE PEDIATRIC ONCOLOGY UNIT AND FOR AN EXERCISE AND TRAINING AREA, A TOTAL OF APPROXIMATELY 2,950 SQUARE FEET, THUS INCREASING THE FLOOR AREA RATIO FROM 2.37 to 1 TO A RATIO OF 2.38 TO 1, WHEN OTHERWISE A RATIO OF 1.8 TO 1.6 IS ALLOWED, AND ALSO TO MODIFY CONDITIONS ATTACHED TO THE 1976 AUTHORIZATION OF THE BUCHANAN STREET PARKING LOT TO ALLOW 38 RATHER THAN 29 CARS AND TO ALLOW ACCOMMODATION OF EVENING VISITORS TO THE HOSPITAL, IN A RM-1 (MIXED RESIDENTIAL, LOW DENSITY) AND A RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions Motion No. 9623M Vote 7-0

6:00 P.M.

18. 82.602RE - TRENTON STREET BETWEEN JACKSON AND PACIFIC AND POWELL AND STOCKTON ABUTTING LOTS 13, 14, 21, 30-37 IN ASSESSOR'S BLOCK 179 AND ST. LOUIS PLACE BETWEEN WASHINGTON AND JACKSON AND STOCKTON AND GRANT ABUTTING LOTS 1-7, 34 AND 35 IN ASSESSOR'S BLOCK 193; REVIEW FOR CONFORMITY WITH THE MASTER PLAN FOR SIDEWALK WIDENING, CHANGING DIRECTION OF VEHICULAR TRAFFIC AND ADDITION OF STREET FURNITURE.

6:00 P.M. (Cont)

18. (Cont) Passed a motion finding Master Plan Conformity.
Vote 6-0
Absent: Commissioner Salazar.

19. R80.8 - WALTHAM STREET, WEST OF ALABAMA STREET TO ITS TERMINUS, ABUTTING LOTS 5, 58, 59, 60, 61 AND 62 IN ASSESSOR'S BLOCK 5549; REVIEW FOR CONFORMITY WITH THE MASTER PLAN TO GRANT AN EASEMENT FOR VEHICULAR INGRESS AND EGRESS ACROSS CITY PROPERTY.

Passed a motion finding the matter not in conformity with the Master Plan.
Vote 6-0
Absent: Commissioner Salazar.

20. 82.395CE - 92 COLERIDGE STREET, NORTHWEST SIDE BETWEEN FAIR AVENUE AND VIRGINIA STREETS, LOTS 9 AND 77 IN ASSESSOR'S BLOCK 5615; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF TWO 3-UNIT, 3-STORY ABOVE GRADE RESIDENTIAL BUILDINGS WITH THREE PARKING SPACES IN EACH BUILDING REQUIRING CONDITIONAL USE AUTHORIZATION.

Denied/Appeal Motion 9624M Vote 5-0
Voting No: Commissioner Bierman
Absent: Commissioner Salazar.

21. 82.395CE - 92 COLERIDGE STREET, NORTHWEST SIDE BETWEEN FAIR AVENUE AND VIRGINIA STREETS, LOTS 9 AND 77 IN ASSESSOR'S BLOCK 5615; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SIX DWELLINGS, THREE DWELLINGS EACH ON TWO LOTS EACH WITH 4,500 SQUARE FEET WHEN 4,500 SQUARE FEET EACH IS REQUIRED IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Public testimony taken from the following:

- a. George Woo, the project sponsor.
- b. Henry Arana, a consultant representing the project sponsor.
- c. Clay Youneg, a neighborhood resident, in opposition.
- d. Leo Denilo, a neighborhood resident, in opposition.
- e. Jean Traytae, a neighborhood resident, in opposition.
- f. Margaret Randolph, a neighborhood resident, in opposition.
- g. Cathy Smith, a neighborhood resident, in opposition.

6:00 P.M. (Cont)

21. (Cont)

Issues:

- a. Project Density.
- b. Height bulk and scale of the project.
- c. View blockage.
- d. Increased parking demand and the adequacy of proposed parking.

Passed motion to continued to April 7, 1983.

Vote 6-0

Absent: Commissioner Salazar.

ADJOURNED: 7:45 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

21
2/10/83

DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
FEBRUARY 10, 1983
ROOM 282, CITY HALL
1:30 P.M.

MAR 22 1983
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:30 P.M.

1. Current Matters

A. Director's Report.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A CONTRACT WITH THE INSTITUTE OF URBAN AND REGIONAL DEVELOPMENT OF THE UNIVERSITY OF CALIFORNIA TO PROVIDE ADDITIONAL ANALYSIS AND REPORTS REGARDING DOWNTOWN PLAN STUDIES, FOR AN AMOUNT NOT TO EXCEED \$15,000.

Approved Resolution No. 9625 Vote 6-0
Absent: Commissioner Salazar.

B. Commissioners' Questions and Matters.

CONSIDERATION OF A RESOLUTION URGING THE BOARD OF SUPERVISORS TO ADOPT AN AMENDMENT TO SECTION 5.77 OF CHAPTER 5 OF ARTICLE VIII OF THE SAN FRANCISCO ADMINISTRATIVE CODE, THAT WOULD EMPOWER ANY BOARD OR COMMISSION AT ITS OWN EXPENSE TO SUBMIT ARGUMENTS FOR OR AGAINST ANY MEASURE SUBMITTED TO THE VOTERS.

Approved Resolution No. 9627 Vote 6-1
Voting No: Commissioner Karasick.

2:00 P.M.

2. 81.403ED - 814 .828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207774-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,460 SQUARE FEET OF OFFICE SPACE, 3,260 SQUARE FEET OF RETAIL SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of February 3, 1983)
NOTE: Proposed for continuation to a later date.

2:00 P.M. (Cont)

2. (Cont) Passed motion to continue to February 24, 1983.
Vote 6-0
Absent: Commissioner Salazar.

3. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET, SOUTH-EAST CORNER, LOT 9 IN ASSESSOR'S BLOCK 816; DISCRESSIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8110944 FOR THE CONVERSION OF 26 DWELLING UNITS TO OFFICE USE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
NOTE: Proposed for continuation to February 17, 1983.

Passed motion to continue to February 24, 1983.
Vote 6-0
Absent: Commissioner Salazar.

4. 82.200C - 1735 FRANKLIN STREET, WEST SIDE BETWEEN SACRAMENTO AND CALIFORNIA STREETS, LOT 2 IN ASSESSOR'S BLOCK 641; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT COMMERCIAL USE (PROFESSIONAL OFFICES) IN A DESIGNATED LANDMARK (BRANSTEN HOUSE) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of February 3, 1983)
NOTE: Proposed for continuation to February 24, 1983.

Passed motion to continue to February 24, 1983
Vote 6-0
Absent: Commissioner Salazar.

5. 82.378Q
82.379Q - 1902, 1907, 1909 HYDE STREET AND 1901, 1905 HYDE STREET AND 1204 GREEN STREET, WEST SIDE BETWEEN GREEN AND VALLEJO STREETS, LOTS 25 AND 26 IN ASSESSOR'S BLOCK 123; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A SIX-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
(Continued from the Regular Meeting of February 3, 1983)

Approved/Conditions Motion No. 9626M Vote 4-2
Voting No: Commissioners Bierman and Karasick
Absent: Commissioner Salazar.

2:00 P.M. (Cont)

6. 82-167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, ALL OF ASSESSOR'S BLOCK 1592, OCEAN BEACH PARK ESTATES (PARCEL 4), A PORTION OF THE FORMER PLAYLAND-AT-THE-BEACH SITE; REQUEST FOR AUTHORIZATION FOR AN AMENDMENT OF A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 135 CONDOMINIUM DWELLING UNITS WITH 204 OFF-STREET PARKING SPACES, WHICH DEVELOPMENT WOULD BE AN EXPANSION OF THE OCEAN BEACH DEVELOPMENT PREVIOUSLY APPROVED AND NOW UNDER CONSTRUCTION ON ASSESSOR'S BLOCKS 1595, 1692 AND 1596; THIS EXPANSION WOULD REQUIRE MODIFICATION OF STANDARD FOR REAR YARDS AND SITE LAYOUT IN C-1 (NEIGHBORHOOD SHOPPING) RM-1 (MIXED RESIDENTIAL, LOW DENSITY) AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS AND IN A 40-X HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of January 20, 1983)

Passed a motion of intent to approve and continued to February 24, 1983.

Vote 6-1

Voting No: Commissioner Bierman.

NOTE: A Certified Court Reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

ADJOURNED: 5:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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MAR 22 1983

SAN FRANCISCO
BUREAU OF LAND USE

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
FEBRUARY 17, 1983
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, and Salazar.

ABSENT: Commissioner Rosenblatt.

1:30 P.M.

1. Current Matters.

A. Director's Report.

B. Commissioner's Questions and Matters.

1:45 P.M.

2. 83.31MAZC - FERRY BUILDING COMPLEX, FOOT OF MARKET STREET, PRIMARILY EAST OF THE EMBARCADERO PLUS THE SITE OF THE EXISTING CHEVRON GAS STATION, LOTS 000A, 000F, 000H, 000W AND 1 IN ASSESSOR'S BLOCK 9900 WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT AND LOT 13 IN ASSESSOR'S BLOCK 201 WITHIN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT: AMENDMENTS TO THE NORTHEASTERN WATERFRONT PLAN, A PART OF THE COMPREHENSIVE PLAN, TO PERMIT RESTORATION, REHABILITATION AND EXPANSION OF THE FERRY BUILDING AND THE AGRICULTURE BUILDING TO CONTAIN MIXED-USE DEVELOPMENT INCLUDING OFFICE AND RETAIL SPACE, CONSTRUCTION OF A MIXED-USE OFFICE AND RETAIL BUILDING ON PIER 1 AND THE CONSTRUCTION OF A PARKING GARAGE ON LOT 13 IN ASSESSOR'S BLOCK 201 (THE GAS STATION SITE) ALSO REQUIRING:

1. CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO THE FERRY BUILDING, DESIGNATED A CITY LANDMARK NO. 90; AND
2. RECLASSIFICATION OF LOT 13 IN ASSESSOR'S BLOCK 201 FROM AN RC-4 TO A C-2 DISTRICT AND ITS INCLUSION IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1; AND
3. CONDITIONAL USE AUTHORIZATION TO PERMIT COMMERCIAL USES NOT DIRECTLY RELATED TO THE CONDUCT OF WATERBORNE COMMERCE OR NAVIGATION IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.

NOTE: Proposed for continuation to March 3, 1983.

FEBRUARY 17, 1983

1:45 P.M. (Cont)

2. (Cont) Passed motion to continue to March 17, 1983.
Vote 6-0
Absent: Commissioner Rosenblatt.

2:15 P.M.

3. 82.53OU - 526 CASTRO STREET, WEST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 3 IN ASSESSOR'S BLOCK 2695; REQUEST FOR AUTHORIZATION OF A SPECIAL USE FOR OFFICES ON THE SECOND FLOOR (LEGAL OCCUPANCY AS RESIDENTIAL USE, BEING UTILIZED FOR STORAGE WITHOUT PROPER PERMITS) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9628M Vote 6-0
Absent: Commissioner Rosenblatt.

4. 83.20U - 3079 16TH STREET, SOUTHWEST CORNER AT RONDEL STREET (BETWEEN VALENCIA AND MISSION STREETS), LOT 51 IN ASSESSOR'S BLOCK 3669; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A CABARET PERMIT (HOURS BETWEEN 2:00 A.M. TO 6:00 A.M.) WITHIN AN EXISTING DANCE HALL ESTABLISHMENT IN A C-M (HEAVY COMMERCIAL) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

NOTE: Proposed for continuation to March 3, 1983.

Passed motion to continue to March 10, 1983.

Vote 5-0.

Absent: Commissioners Rosenblatt and Salazar.

5. 82.642U - 2033 UNION STREET, SOUTH SIDE BETWEEN BUCHANAN AND LAGUNA STREETS, LOT 21 IN ASSESSOR'S BLOCK 541; REQUEST FOR AUTHORIZATION OF A SPECIAL USE FOR A RESTAURANT EXPANSION TO AN OUTDOOR PATIO ACCOMMODATING UP TO 20 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9629M Vote 4-2
Voting No: Commissioner Karasick
Absent: Commissioners Rosenblatt and Salazar.

2:15 P.M. (Cont)

6. 83.22U - 2001 FILLMORE STREET, NORTHWEST CORNER AT PINE STREET, LOT 5 IN ASSESSOR'S BLOCK 654; REQUEST FOR AUTHORIZATION OF A SPECIAL USE FOR A DELICATESSEN, CLASSIFIED AS A FAST FOOD ESTABLISHMENT WITH SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION IN A C-2 (COMMUNITY-BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.
NOTE: Proposed for continuation to March 17, 1983.

Passed motion to continue to March 17, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

7. 82.612EUV - 1800 HAIGHT STREET, NORTHWEST CORNER AT SHRADER STREET, LOT 4 IN ASSESSOR'S BLOCK 1228; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR COMMERCIAL SPACE OVER 2,500 SQUARE FEET, NEW CONSTRUCTION OF A THREE-STORY BUILDING WITH APPROXIMATELY 7,000 SQUARE FEET OF COMMERCIAL SPACE IN THE GROUND AND SECOND FLOORS ON AN EXISTING PARKING LOT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.
NOTE: Proposed for continuation to a later date.

Passed motion to continue indefinitely.

Vote 5-0

Commissioner's Absent: Rosenblatt and Salazar.

8. 82.535C - 220 RANKIN STREET, ENTIRE FRONTAGE, WEST SIDE BETWEEN DAVIDSON AND EVANS AVENUES, LOT 1 IN ASSESSOR'S BLOCK 5228; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO MODIFY CONDITIONS (CITY PLANNING COMMISSION RESOLUTION NO. 9443) AUTHORIZING AUTOMOBILE WRECKING IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.

Passed motion to continue to March 10, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

2:15 P.M. (Cont)

9. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET, SOUTH-EAST CORNER, LOT 9 IN ASSESSOR'S BLOCK 816; DISCRESSIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8110944 FOR THE CONVERSION OF 26 DWELLING UNITS TO OFFICE USE IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (Continued from the Regular Meeting of February 10, 1983)

NOTE: Proposed for continuation to February 24, 1983.

Passed motion to continue to February 24, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

3:15 P.M.

10. 82.435ET - AMENDMENT TO SECTION 207 OF THE CITY PLANNING CODE AND ADDITION OF SECTION 207.2 TO THE CITY PLANNING CODE TO PERMIT ONE ADDITIONAL SECONDARY DWELLING UNIT IN OWNER-OCCUPIED, SINGLE-FAMILY HOMES IN R DISTRICTS.

Public testimony taken from the following:

- a. Dick Morton, representing the San Francisco Housing Network, in support.
- b. Ramona Albright, representing the Twin Peaks Council, in opposition
- c. Kevin Murphy, in opposition.
- d. Anthony Sacco, representing the Mission Terrace Homeowners Association, in opposition.
- e. David Finn, in support.
- f. Albert Meehan, representing the Twin Peaks Council, in opposition.
- g. Brian Cavanaugh, in support.
- h. Steve Misrac, in support.
- i. Howard Strassner, in opposition.
- j. Bob Vasquez, in support.
- k. Edward Aslanian, in opposition.
- l. Joan Herman, in opposition.
- m. Barbara Kolesar, in support.
- n. R. Carrisco, in support.
- o. George Gould, in opposition.

Passed motion to continue to May 5, 1983

Vote 6-0

Absent: Commissioner Rosenblatt.

ADJOURNED: 6:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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2/24/83

DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD THURSDAY
FEBRUARY 24, 1983
ROOM 282, CITY HALL
1:30 P.M.

MAR 30 1983

SAN FRANCISCO
BUREAU OF PLANNING

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON - EXECUTIVE SESSION - TO CONFER WITH COUNSEL ON PENDING LITIGATION.

Completed

1:30 P.M.

1. Current Matters

A. Director's Report.

CONSIDERATION OF RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A CONTRACT WITH WILLIAM H. WHYTE FOR CONSULTATING SERVICES REGARDING OPEN SPACE PROVISIONS AND GUIDELINES FOR THE DOWNTOWN PLAN, FOR AN AMOUNT NOT TO EXCEED \$2,000.00.

Approved Resolution No. 9630 Vote 7-0

B. Commissioners' Questions and Matters.

2:00 P.M.

2. 82.661D - 1979 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 38 IN ASSESSOR'S BLOCK 542 IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE UNION STREET SPECIAL USE DISTRICT; CONSIDERATION OF DESCRIPTORY REVIEW OF BUILDING PERMIT APPLICATION NO. 8208337; PROPOSAL TO CHANGE THE FIRST-STORY FAÇADE OF A TWO-STORY COMMERCIAL/RESIDENTIAL BUILDING.

(Continued from the Regular Meeting of January 27, 1983)

Passed motion to continue to March 24, 1983.
Vote 7-0

2:00 P.M. (Cont)

3. 82.661D - 1979 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 38 IN ASSESSOR'S BLOCK 542 IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE UNION STREET SPECIAL USE DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8208337 DESCRIBED ABOVE.

(Continued from the Regular Meeting of January 27, 1983)

Passed motion to continue to March 24, 1983.

Vote 7-0

2:30 P.M.

4. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207773-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,460 SQUARE FEET OF OFFICE SPACE, 3,260 SQUARE FEET OF RETAIL SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of February 10, 1983)

Passed motion to continue to April 7, 1983.

Vote 7-0

3:30 P.M.

5. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, ALL OF ASSESSOR'S BLOCK 1592, OCEAN BEACH PARK ESTATES (PARCEL 4), A PORTION OF THE FORMER PLAYLAND-AT-THE-BEACH SITE; CONSIDERATION OF MOTION APPROVING AMENDMENT OF A PLANNED UNIT DEVELOPMENT TO ALLOW CONSTRUCTION OF UP TO 135 CONDOMINIUM DWELLING UNITS ON PARCEL 4 ADJACENT TO THE NORTH OF THE OCEAN BEACH DEVELOPMENT PREVIOUSLY APPROVED AND NOW UNDER CONSTRUCTION ON ASSESSOR'S BLOCKS 1595, 1692 AND 1596.

(Continued from the Regular Meeting of February 10, 1983)

Passed motion to coninute to March 3, 1983.

Vote 7-0.

3:30 P.M. (Cont)

6. 82.200C - 1735 FRANKLIN STREET, WEST SIDE BETWEEN SACRAMENTO AND CALIFORNIA STREETS, LOT 2 IN ASSESSOR'S BLOCK 641; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT COMMERCIAL USE (PROFESSIONAL OFFICES) IN A DESIGNATED LANDMARK (BRANSTEN HOUSE) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of February 10, 1983)

Public testimony taken from the following:

- a. Gary Near, an attorney, representing the project sponsors.
- b. Gary Applebaum, a real estate salesperson, representing the project sponsor.
- c. Jacqueline Young, representing Heritage, in support of the project.
- d. John Beeham, representing the Pacific Heights Residents Association, in opposition.
- e. Anne Bloomfield, in opposition.
- f. Bill Jackson, President of the Cow Hollow Association, in opposition.
- g. C. Stewart, a neighborhood resident, in support of the project.

Approved/Conditions Motion No. 9631M Vote 6-1
Voting No: Commissioner Rosenblatt.

7. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET, SOUTHEAST CORNER, LOT 9 IN ASSESSOR'S BLOCK 816; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8110944 FOR THE CONVERSION OF 26 DWELLING UNITS TO OFFICE USE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

(Continued from the Regular Meeting of February 17, 1983)

Passed motion to continue to March 10, 1983.

Vote 6-0

Absent: Commissioner Salazar.

4:00 P.M.

8. EE80.355 - 613-621 MARKET, NEW MONTGOMERY PLACE, LOTS 3, 54, 55, 56, AND 60 IN ASSESSOR'S BLOCK 3707; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR CONSTRUCTION OF A 18-STORY, 240,760 SQUARE FEET OF OFFICES, ABOUT 2,200 SQUARE FEET OF BANKING, INCORPORATING HOFFMAN'S GRILL (CITY LANDMARK) AFTER DEMOLISHING FOUR BUILDINGS.

Passed motion to close the public hearing.

Vote 6-0

Absent: Commissioner Nakashima.

NOTE: A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN COMPLETED AND IS AVAILABLE, FOR REFERENCE PURPOSES, IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

ADJOURNED: 6:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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MAR 30 1983

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD THURSDAY
MARCH 3, 1983
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

2:15 P.M.

1. 83.36C - COLUMBUS AVENUE AND GREENWICH STREET, SOUTHWEST CORNER (21-25 SCOTLAND STREET), LOT 33 IN ASSESSOR'S BLOCK 90; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR COMMERCIAL USE ABOVE THE GROUND FLOOR IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED R-C (RESIDENTIAL-COMMERCIAL COMBINED) DISTRICT.

NOTE: Proposed for continuation to April 7, 1983.

Passed motion to continue to April 7, 1983.

Vote 4-0

Absent: Commissioners Bierman, Klein and Salazar.

2. 82.239ED - 47TH AVENUE, ENTIRE FRONTAGE WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOTS 1 THROUGH 7, 7A AND 7B IN ASSESSOR'S BLOCK 1590; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved Resolution No. 9632M Vote 7-0

3. 82.499C - PIER 39, LOT 39 IN ASSESSOR'S BLOCK 990; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR 1) REMOVAL OF EXISTING FLOATING TIRE BREAKWATER AND CONSTRUCTION OF A PERMANENT CONCRETE BREAKWATER, 2) RECONFIGURATION OF THE EAST MARINA TO PROVIDE FOR THE ADDITION OF APPROXIMATELY 38 NEW SLIPS, AND 3) ADDITION TO THE EAST PARK AREA AND BAY ACCESS FROM PIER 37 TO PIER 35 IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT #1.

NOTE: Testimony on this item will be taken for the record; however, the public hearing will be continued to March 10, 1983 for final decision.

2:15 P.M. (Cont)

3. Cont. Passed motion to continue to March 10, 1983
Vote 7-0

4. 82.200C - 1735 FRANKLIN STREET; APPROVAL OF MOTION AUTHORIZING CONDITIONAL USE FOR OCCUPANCY OF A CITY LANDMARK (BRANSTEN HOUSE) BY ATTORNEY'S OFFICES.
Passed motion approving the formal language of Commission Resolution No. 9631M.
Vote 6-1
Voting No: Commissioner Rosenblatt.

5. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, ALL OF ASSESSOR'S BLOCK 1592, OCEAN BEACH PARK ESTATES (PARCEL 4), A PORTION OF THE FORMER PLAYLAND-AT-THE-BEACH SITE; CONSIDERATION OF MOTION APPROVING AMENDMENT OF A PLANNED UNIT DEVELOPMENT TO ALLOW CONSTRUCTION OF UP TO 135 CONDOMINIUM DWELLING UNITS ON PARCEL 4 ADJACENT TO THE NORTH OF THE OCEAN BEACH DEVELOPMENT PREVIOUSLY APPROVED AND NOW UNDER CONSTRUCTION ON ASSESSOR'S BLOCKS 1595, 1692 AND 1596.
(Continued from the Regular Meeting of February 24, 1983)
Approved/Conditions Motion No. 9633M Vote 6-1
Voting No: Commissioner Bierman.

6. 82.563ED - 939 CLEMENT STREET, LOTS 44 AND 45 IN ASSESSOR'S BLOCK 1442; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8210093 FOR CONSTRUCTION OF 7,340 GROSS SQUARE FEET, TWO-STORY RESTAURANT WITH PARTIAL THIRD-STORY, AFTER DEMOLITION OF TWO COMMERCIAL BUILDINGS.
Passed motion to continue to March 10, 1983.
Vote 7-0

7. 82.563ED - 939 CLEMENT STREET, LOTS 44 AND 45 IN ASSESSOR'S BLOCK 1442; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8210093.
Passed motion to continue to March 10, 1983.
Vote 7-0

MARCH 3, 1983

2:45 P.M.

8. Current Matters

A. Director's Report.

B. Commissioners' Questions and Matters.

4:00 P.M.

9. 81.581EC - 870 O'FARRELL STREET AT POLK STREET, LOT 4 IN ASSESSOR' BLOCK 716; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR PROJECT DESCRIBED BELOW.

Approved Motion No. 9634M Vote 5-1

Voting No: Commissioner Bierman.

Absent: Commissioner Salazar.

10. 81.581C - 870 O'FARRELL STREET, NORTHWEST CORNER AT POLK STREET, A THROUGH LOT WITH FRONTAGE ON MYRTLE STREET, LOT 4 IN ASSESSOR'S BLOCK 716; REQUEST FOR AUTHROIZATION OF CONDITIONAL USE TO PERMIT A PLANNED UNIT DEVELOPMENT FOR A 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX CONTAINING UP TO 214 DWELLING UNITS, APPROXIMATELY 43,000 NET SQUARE FEET OF OFFICE SPACE, APPROXIMATELY 14,200 NET SQUARE FEET OF RETAIL SPACE AND PARKING FOR 175 CARS REQUIRING EXCEPTIONS TO CITY PLANNING CODE STANDARDS FOR OFF-STREET PARKING, DWELLING UNIT DENSITY, HEIGHT ABOVE 40 FEET, BUILDING BULK AND COMMERCIAL USE ABOVE THE GROUND STORY, IN A C-2 (COMMUNITY BUSINESS) DISTRICT INITIATED FOR AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND IN A 130-E HEIGHT AND BULK DISTRICT.

NOTE: A Certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning

Passed motion to continue to April 7, 1983.

Vote 7-0

ADJOURNED: 5:45 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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SAN FRANCISCO
PUBLIC INFORMATION

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
MARCH 10, 1983
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakshima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE TWO DISCRETIONARY REVIEW SITES TO BE CONSIDERED BY THE CITY PLANNING COMMISSION.

Completed.

1:00 P.M.

1. Current Matters.

A. Director's Report.

1. PRESENTATION OF RECOMMENDATIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS' URBAN DESIGN ASSISTANCE TEAM RECOMMENDATIONS REGARDING THE KEARNY STREET CORRIDOR AND STAFF RESPONSE.

Public testimony taken from the following:

- a. Jack Robbins, member AID Urban Design Assistance Team.
- b. Jeffrey Heller, " " " " "
- c. Rai Okamoto, " " " " "
- d. Tim Tosta, an attorney, representing sponsors of development in the Kearny Street Corridor.
- e. Piero Patri, an Architect, representing sponsors of development in the Kearny Street Corridor.
- f. Grant DeHart, representing the Foundation for San Francisco Architectural Heritage.
- g. Marilyn Chu, representing the Chinatown Neighborhood Improvement Resource Center.
- h. Harold Kaufman, representing the Harrigan Weidenmuller Company.

Approved Resolution No. 9636 Vote 6-1
Voting No: Commissioner Karasick

1:00 P.M. (Cont)

2. CONSIDERATION OF THE DEPARTMENT'S PROPOSED FY83-84 BUDGET.

Approved Resolution No. 9635 Vote 6-0
Absent: Commissioner Salazar.

1:45 P.M.

2. 83.2OU - 3079 16TH STREET, SOUTHWEST CORNER AT RONDEL STREET (BETWEEN VALENCIA AND MISSION STREETS), LOT 51 IN ASSESSOR'S BLOCK 3669; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A CABARET PERMIT (HOURS BETWEEN 2:00 A.M. to 6:00 A.M.) WITHIN AN EXISTING DANCE HALL ESTABLISHMENT IN A C-M (HEAVY COMMERCIAL) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of February 17, 1983)

Public testimony taken from the following:

- a. Jon Kouba, an attorney, representing the applicant.
- b. Richard Sevilla, in support.
- c. Ed Baca, in support.
- d. Roderigo Reyes, in support
- e. Richard Alvarez, in support.
- f. Gloria DeAmbrosio, in support.
- g. Manual Castello, in support.
- h. Bruce Coburn, in support.
- i. Randy Burns, in support.
- j. Will Stout, in support.
- k. Michael Musik, in support.
- l. Tony Lopez, the applicant.
- m. T. Robbins, in opposition.

Passed a motion of intent to approve and continued to March 17, 1983.

Vote 5-1

Voting No: Commissioner Karasick.

Abstained: Commissioner Salazar.

2:15 P.M.

3. 82.562RD - REVIEW FOR CONSISTENCY WITH MASTER PLAN, SIDEWALK WIDENING, PORTION OF EAST SIDE OF STEUART STREET, SOUTH OF MISSION STREET.

Passed motion finding Master Plan conformity.

Vote 6-0

Absent: Commissioner Salazar.

2:15 P.M. (Cont)

4. 82.499C - PIER 39, LOT 39 IN ASSESSOR'S BLOCK 990; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR REMOVAL OF EXISTING FLOATING TIRE BREAKWATER AND CONSTRUCTION OF A PERMANENT CONCRETE BREAKWATER AND RECONFIGURATION OF THE EAST MARINA TO PROVIDE FOR UP TO 400 BERTHS, IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT #1.

Approved/Conditions Motion No. 9637M Vote 7-0

5. 81.205ERM - CONSIDERATION OF AMENDMENT TO THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN TO RECLASSIFY CARTER STREET FROM A LOCAL STREET AS DEFINED IN THE THROUGHFARES PLAN TO A SECONDARY THOROUGHFARE.

Approved Motion No. 9638M Vote 7-0

6. 81.205ERM - CARTER STREET, SOUTH OF GENEVA AVENUE; REVIEW OF STREET WIDENING FOR CONFORMITY WITH MASTER PLAN.

Public testimony taken from the following:

- a. The Honorable Jane Powell, Mayor of Daly City.
- b. Terry Sedric, City Planner, representing the City of Daly City.
- c. Ray Wong, the San Francisco Department of Public Works.
- d. Sam Lionetti, a Daly City property owner.
- e. Bill Chapman, representing the City of Daly City.
- f. John Root, Manager of the Cow Palace.
- g. Millie Pleskach, a Daly City resident, in support.
- h. Angi Pater, a Daly City property owner.
- i. Henry Schindell, a Daly City property owner.
- j. Kenneth Floyd
- k. Joyce Hall, a Visitation Valley resident.
- l. Del Schbaeri.

Passed a motion finding Master Plan Conformity.
Vote 7-0

2:15 P.M. (Cont)

7. 82.535C - 220 RANKIN STREET, ENTIRE FRONTAGE, WEST SIDE BETWEEN DAVIDSON AND EVANS AVENUES, LOT 1 IN ASSESSOR'S BLOCK 5228; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO MODIFY CONDITIONS (CITY PLANNING COMMISSION RESOLUTION NO. 9443) AUTHORIZING AUTOMOBILE WRECKING IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.

(Continued from the Regular Meeting of February 17, 1983)

Passed motion to continue to March 24, 1983.

Vote 6-0

Absent: Commissioner Salazar.

2:45 P.M.

8. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET, SOUTH-EAST CORNER, LOT 9 IN ASSESSOR'S BLOCK 816; RECONSIDERATION OF CITY PLANNING COMMISSION MOTION NO. 9605M, ADOPTED JANUARY 20, 1983, APPROVING FINAL NEGATIVE DECLARATION FOR THE CONVERSION OF 26 DWELLING UNITS TO OFFICE USE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Matter withdrawn - No Action required.

9. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET, SOUTH-EAST CORNER, LOT 9 IN ASSESSOR'S BLOCK 816; DISCRESSIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8110944 FOR THE CONVERSION OF 26 DWELLING UNITS TO OFFICE USE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of February 24, 1983)

NOTE: A certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

Passed motion to continue to April 14, 1983

Vote 6-0

Absent: Commissioner Rosenblatt.

3:30 P.M.

10. 81.694EM - FISHERMAN'S WHARF, NORTH OF JEFFERSON STREET BETWEEN PIER 41 AND HYDE STREET PIER, LOT 45 IN ASSESSOR'S BLOCK 9900; PUBLIC HEARING OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR FIVE PROPOSED TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO TO ESTABLISH CONSISTENCY BETWEEN THE PROPOSED FISHERMAN'S WHARF ACTION PLAN (FWAP) AND THE NORTH-EASTERN WATERFRONT PLAN, WHICH IS AN ADOPTED ELEMENT OF THE COMPREHENSIVE PLAN.

Passed a motion to close the public hearing.

Vote 4-0

Absent: Commissioner Bierman, Rosenblatt and Salazar.

4:30 P.M.

11. 82.563ED - 939 CLEMENT STREET, LOTS 44 AND 45 IN ASSESSOR'S BLOCK 1442; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8210093 FOR CONSTRUCTION OF 7,340 GROSS SQUARE FEET, TWO-STORY RESTAURANT WITH PARTIAL THIRD-STORY, AFTER DEMOLITION OF TWO COMMERCIAL BUILDINGS.

Passed motion to continue to May 5, 1983.

Vote 6-0

Absent: Commissioner Rosenblatt.

12. 82.563ED - 939 CLEMENT STREET, LOTS 44 AND 45 IN ASSESSOR'S BLOCK 1442; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8210093.

Passed motion to continue to May 5, 1983.

Vote 6-0

Absent: Commissioner Rosenblatt.

13. 82.419ED - 350 BEACH STREET, LOT 4 IN ASSESSOR'S BLOCK 13; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207475, FOR CONVERSION OF 280-SPACE PUBLIC PARKING GARAGE TO OFFICE AND RETAIL USE, WITH 102 PARKING SPACES PROVIDED.

Passed a motion not to take discretionary review.

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt.

4:30 P.M. (Cont)

14. 82.419ED - 350 BEACH STREET, LOT 4 IN ASSESSOR'S BLOCK 13;
DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION
NO. 8207475.

No Action Required

ADJOURNED: 9:40 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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2/17/83

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
MARCH 17, 1983
ROOM 282, CITY HALL
1:30 P.M.

APR 13 1983

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PRESENT: Commissioners Bierman, Karasick, Kelleher, Nakashima,
Rosenblatt and Salazar.

ABSENT: Commissioner Klein.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES TO BE CONSIDERED BY THE CITY PLANNING
COMMISSION.

Cancelled.

1:30 P.M. Current Matters.

1. A. Director's Report.

CONSIDERATION OF RESOLUTION EXPRESSING CITY PLANNING COMMISSION
OPPOSITION TO SENATE BILL 259 PENDING BEFORE THE STATE
LEGISLATURE.

Approved Resolution No. 9650 Vote 6-0
Absent: Commissioner Klein.

B. Commissioners' Questions and Matters.

2:15 P.M.

2. 83.2OU - 3079 16TH STREET, SOUTHWEST CORNER AT RONDEL STREET
(BETWEEN VALENCIA AND MISSION STREETS), LOT 51 IN ASSESSOR'S BLOCK 3669; CONSIDERATION OF MOTION APPROVING
SPECIAL USE FOR A CABARET PERMIT (HOURS BETWEEN 2:00 A.M.
TO 6:00 A.M.) WITHIN AN EXISTING DANCE HALL ESTABLISH-
MENT IN A C-M (HEAVY COMMERCIAL) DISTRICT IN THE VALENCIA
STREET SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9639M Vote 4-1
Voting No: Commissioner Karasick.
Abstained: Commissioner Salazar.
Absent: Commissioner Klein.

MARCH 17, 1983

2:15 P.M. (Cont)

3. 83.22U - 2001 FILLMORE STREET, NORTHWEST CORNER AT PINE STREET, LOT 5 IN ASSESSOR'S BLOCK 654; REQUEST FOR AUTHORIZATION OF A SPECIAL USE FOR A DELICATESSEN, CLASSIFIED AS A FAST FOOD ESTABLISHMENT WITH SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Passed motion to continue to April 14, 1983.

Vote 5-0

Absent: Commissioners Klein and Salazar.

4. 83.24U - 4253-57 - 18TH STREET, SOUTHEAST CORNER AT DIAMOND STREET, LOT 35 IN ASSESSOR'S BLOCK 2694; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR COMMERCIAL SPACE OVER 2,500 SQUARE FEET AND COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR; CONVERSION OF TWO DWELLING UNITS (ALREADY OFFICES WITHOUT PROPER PERMITS) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9640M Vote 5-0

Absent: Commissioners Klein and Salazar.

5. 82.446EVU - 2318 FILLMORE STREET, EAST SIDE BETWEEN WASHINGTON AND CLAY STREETS, LOT 19 IN ASSESSOR'S BLOCK 612; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR COMMERCIAL SPACE OVER 2,500 SQUARE FEET; APPROXIMATELY 4,000 SQUARE FEET OF RETAIL SPACE AND 34,000 SQUARE FEET OF COMMERCIAL OFFICE SPACE (CONVERSION OF AN AUTO REPAIR GARAGE) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

NOTE: Proposed for indefinite continuation.

Passed motion to continue indefinitely.

Vote 5-0

Absent: Commissioner Klein and Salazar.

6. 83.57U - 3968-70 24TH STREET, NORTH SIDE BETWEEN NOE AND SANCHEZ STREETS, LOT 15 IN ASSESSOR'S BLOCK 3654; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR COMMERCIAL SPACE OVER 2,500 SQUARE FEET AND COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR (CONVERSION OF ONE DWELLING UNIT) IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

2:15 P.M. (Cont)

6. Cont.

Public testimony taken from the following:

- a. Bill Van Brugge, the co-applicant.
- b. Mrs. William Van Brugge, the co-applicant.
- c. John Schlenke, the project architect.
- d. Ray Robertson, a Butcher's Union Local official, in support.
- e. Evelyn Lunny, in support.
- f. Steve Brown, in support.
- g. Robert Fallon, in support.
- h. Betty DeLosada, in support.
- i. Mark Cohen, in opposition
- j. Fred Methner, in opposition.
- k. Walter Park, in opposition.
- l. Lynn Ladlow, in support.

Passed motion to continue to March 24, 1983

Vote 5-0

Absent: Commissioners Klein and Salazar.

7. 83.64U - 3108A FILLMORE STREET, SOUTHEAST CORNER AT PIXLEY STREET (BETWEEN GREENWICH AND FILBERT STREETS), LOT 19A IN ASSESSOR'S BLOCK 516; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT/BAKERY HAVING A SEATING CAPACITY OF UP TO 16 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

Public testimony taken from the following:

- a. Marsha Workman, representing the applicant.
- b. Barbara Gaultland, representing the applicant.
- c. D. Axelberg, in support.
- d. Gloria Casaretto, in opposition.
- e. Zaber Thompson, in opposition.
- f. Pat Gabor, in opposition.
- g. Shirley Jacobs, in opposition.
- h. Harry Oppenheimer, in opposition.

Disapproved Motion No. 9641M Vote 4-2

Voting No: Commissioners Bierman and Karasick

Absent: Commissioner Klein.

3:15 P.M.

8. 82.279Q - 3734-36 BRODERICK STREET, EAST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LOT 17 IN ASSESSOR'S BLOCK 911; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 4-UNIT CONDOMINIUM CONVERSION SUB-DIVISION AND FOR CONSIDERATION OF A PROPOSED EXCEPTION FROM MODERATE-INCOME PRICE RESTRICTIONS OF SUBDIVISION CODE SECTION 1341 IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
NOTE: Proposed for continuation to April 21, 1983.

Passed motion to continue to April 21, 1983.

Vote 5-0

Absent: Commissioners Klein and Salazar.

9. 82.526Q - 2040 FELL STREET, NORTH SIDE BETWEEN COLE AND SHRADER STREETS, LOT 11E IN ASSESSOR'S BLOCK 1212; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
Approved/Conditions Motion No. 9643M Vote 5-1
Voting No: Commissioner Bierman Absent: Com. Klein.

10. 82.529Q - 1914-16 PINE STREET, NORTH SIDE BETWEEN OCTAVIA AND LAGUNA STREETS, LOT 6 IN ASSESSOR'S BLOCK 650; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions Motion No. 9644M Vote 5-1
Voting No: Commissioner Bierman
Absent: Commissioner Klein

11. 82.539Q - 2650-54 CLEMENT STREET AND 390 28TH AVENUE, NORTHEAST CORNER, LOT 26 IN ASSESSOR'S BLOCK 1406; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Motion No. 9645M Vote 5-1
Voting No: Commissioner Bierman
Absent: Commissioner Klein.

3:15 P.M. (Cont)

12. 82.540Q - 2033 LEAVENWORTH STREET, AT HAVENS STREET, NORTH SIDE BETWEEN UNION AND FILBERT STREETS, LOT 3 IN ASSESSOR'S BLOCK 97; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Motion No. 9646M Vote 5-1
Voting No: Commissioner Bierman.
Absent: Commissioner Klein.

13. 82.541Q - 2400 WEBSTER STREET AT BROMLEY PLACE, EAST SIDE BETWEEN JACKSON STREET AND PACIFIC AVENUE, LOT 15 IN ASSESSOR'S BLOCK 589; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Motion No. 9647M Vote 5-1
Voting No: Commissioner Bierman.
Absent: Commissioner Klein.

14. 82.553Q - 2610 LAKE STREET, NORTH SIDE BETWEEN 27TH AND 28TH AVENUES, LOT 13 IN ASSESSOR'S BLOCK 1331; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Motion No. 9648M Vote 5-1
Voting No: Commissioner Bierman.
Absent: Commissioner Klein.

15. 82.554Q - 901 POWELL STREET, EAST SIDE BETWEEN SACRAMENTO AND CLAY STREETS, LOT 5A IN ASSESSOR'S BLOCK 223; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.

Approved/Conditions Motion No. 9642M Vote 3-2
Voting No: Commissioner Bierman and Karasick.
Absent: Commissioner Klein.

3:15 P.M. (Cont)

16. 82.635Q - 1145 PINE STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, LOT 28 IN ASSESSOR'S BLOCK 276; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 23-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.

Approved/Conditions Motion No. 9649M Vote 5-1
Voting No: Commissioner Bierman
Absent: Commissioner Klein.

4:30 P.M.

17. 83.31MAZC - FERRY BUILDING COMPLEX, FOOT OF MARKET STREET, PRIMARILY EAST OF THE EMBARCADERO PLUS THE SITE OF THE EXISTING CHEVRON GAS STATION, LOTS 000A, 000F, 000H, 000W AND 1 IN ASSESSOR'S BLOCK 9900 WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT AND LOT 13 IN ASSESSOR'S BLOCK 201 WITHIN AND RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT; AMENDMENTS TO THE NORTHEASTERN WATERFRONT PLAN, A PART OF THE COMPREHENSIVE PLAN, TO PERMIT RESTORATION, REHABILITATION AND EXPANSION OF THE FERRY BUILDING AND THE AGRICULTURE BUILDING TO CONTAIN MIXED-USE DEVELOPMENT INCLUDING OFFICE AND RETAIL SPACE, CONSTRUCTION OF A MIXED-USE OFFICE AND RETAIL BUILDING ON PIER 1 AND THE CONSTRUCTION OF A PARKING GARAGE ON LOT 13 IN ASSESSOR'S BLOCK 201 (THE GAS STATION SITE) ALSO REQUIRING:

1. CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO THE FERRY BUILDING, DESIGNATED CITY LANDMARK NO. 90; AND
2. RECLASSIFICATION OF LOT 13 IN ASSESSOR'S BLOCK 201 FROM AN RC-4 TO A C-2 DISTRICT AND ITS INCLUSION IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1; AND
3. CONDITIONAL USE AUTHORIZATION TO PERMIT COMMERCIAL USES NOT DIRECTLY RELATED TO THE CONDUCT OF WATERBORNE COMMERCE OR NAVIGATION IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1

(Continued from the Regular Meeting of February 17, 1983)

4:30 P.M. (Cont)

17. Cont.

NOTE: Proposed for indefinite continuation; will be formally readvertised. Conditional Use Application for proposed garage will be considered instead of the zoning reclassification of Lot 13 in Assessor's Block 201 described above.

Passed motion to continue indefinitely.

Vote 6-0

Absent: Commissioner Klein.

18. 8291CD - 750 BUSH STREET, NORTH SIDE BETWEEN POWELL AND MASON STREETS, LOT 7 IN ASSESSOR'S BLOCK 263; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A STRUCTURE OVER 40 FEET (16 STORIES) AND FOR 60 DWELLING UNITS WITH 60 OFF-STREET PARKING SPACES WHERE MORE THAN 23 SPACES WOULD REQUIRE CONDITIONAL USE AUTHORIZATION IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of January 13, 1983)

Passed a motion of intent to approve and continued to March 24, 1983.

Vote 6-0

Absent: Commissioner Klein.

ADJOURNED: 6:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD THURSDAY
MARCH 24, 1983
ROOM 282, CITY HALL
1:30 P.M.

APR 5 1983

SAN FRANCISCO
CITY HALL

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, and Rosenblatt.

ABSENT: Salazar.

1:30 P.M.

1. Current Matters
A. Director's Report

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SUBMIT A SUPPLEMENTAL REQUEST FOR \$160,000 FOR SERVICES OF THE CITY ATTORNEY.

Approved Resolution No. 9651 Vote 5-0
Absent: Commissioners Klein and Salazar.

B. Commissioners' Questions and Matters

COMMISSIONER BIERMAN COMMENTED ON THE DEATH OF EDWARD I. MURPHY, FORMER ASSISTANT DIRECTOR OF PLANNING, NOTING THE ASSISTANCE HE HAD GIVEN HER AND OTHERS UPON APPOINTMENT TO THE PLANNING COMMISSION: SHE ALSO RECALLED HIS INSISTENCE OF FAIRNESS TO ALL CONCERNED PARTIES IN PLANNING ISSUES.

MR. RUDY NOTHENBERG WAS PRESENT AND READ A LETTER FROM HIMSELF ADVISING THE COMMISSION THAT DOUGLAS G. WRIGHT, ASSISTANT GENERAL MANAGER OF THE PUBLIC UTILITIES COMMISSION WOULD HENCEFORTH BE REPRESENTING MR. NOTHENBERG AS EX-OFFICIO MEMBER OF THE CITY PLANNING COMMISSION IN LIEU OF MR. EUGENE KELLEHER.

2:15 P.M.

2. 82.91CD - CONSIDERATION OF MOTION APPROVING A CONDITIONAL USE AUTHORIZATION AT 750 BUSH STREET.

Approved Resolution No. 9652M Vote 6-0
Absent: Commissioner Salazar.

2:15 P.M.

3. 82.535C - 200 RANKIN STREET, ENTIRE FRONTAGE, WEST SIDE BETWEEN DAVIDSON AND EVANS AVENUES, LOT 1 IN ASSESSOR'S BLOCK 5228 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO MODIFY CONDITIONS (CITY PLANNING COMMISSION RESOLUTION NO. 9443) AUTHORIZING AUTOMOBILE WRECKING IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF MARCH 10, 1983)

Approved Motion No. 9653M Vote 6-0
Absent: Commissioner Salazar.

4. 83.57U - CONSIDERATION OF MOTION APPROVING A SPECIAL USE AT 3968-70 - 24TH STREET (VER BRUGGES MARKET).

Public testimony taken from the following:

Architect for proposal
Owner
Marc Cohen, representing Friends of Noe Valley
Fred Methner, east & west of Castro Street Improvement Club
Kay Patchner, Consumer Action

Passed motion to continue to April 21, 1983. Vote 6-0
Absent: Commissioner Salazar

5. 83.83D - 1403 HAIGHT STREET, SOUTHWEST CORNER AT MASONIC STREET, LOT 1 IN ASSESSOR'S BLOCK 1244; REQUEST FOR CONSIDERATION OF DISCRETIONARY REVIEW OF A RETAIL BAKERY IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.

Request withdrawn by applicant.
No action taken.

6. 83.83D - 1403 HAIGHT STREET, SOUTHWEST CORNER AT MASONIC STREET, LOT 1 in ASSESSOR'S BLOCK 1244; DISCRETIONARY REVIEW OF A RETAIL BAKERY IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.

See Item 5.
No action taken.

2:45 P.M.

7. 82.661D - 1979 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 38 IN ASSESSOR'S BLOCK 542 IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE UNION STREET SPECIAL USE DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8208837; PROPOSAL TO CHANGE THE FACADE OF A TWO-STORY COMMERCIAL/RESIDENTIAL BUILDING.
(CONTINUED FROM THE REGULAR MEETING OF FEBRUARY 24, 1983)

Passed motion to postpone indefinitely Vote: 6-0
Absent: Commissioner Salazar.

3:15 P.M.

8. 83.58I - UNIVERSITY OF SAN FRANCISCO, GOLDEN GATE AND PARKER AVENUES, INCLUDING THE MAIN CAMPUS, THE KENDRICK LAW SCHOOL SITE, THE FORMER ST. IGNATIUS HIGH SCHOOL SITE AND THE FORMER LONE MOUNTAIN COLLEGE SITE; LOT 3A IN ASSESSOR'S BLOCK 1107, LOTS 1 AND 1B IN ASSESSOR'S BLOCK 1144, LOT 1 IN ASSESSOR'S BLOCK 1145, and LOT 1 IN ASSESSOR'S BLOCK 1190 - A REVISED INSTITUTIONAL MASTER PLAN WHICH DESCRIBES ENERGY-RELATED PROJECTS PROPOSED BY THE UNIVERSITY.

Public testimony was taken from the following:

Dolores Misir	Mark Hyman
Edward Farrell	John Bardis
Rosemary McIntyre	Sharon Dunne
Tor Firing	Joel Venireska
Martin McIntyre	Ken Goss
William McCarthy	Karen Miller
Fred Thornhill	Jim Kerstetter
Larry Mansbach	John Pflueger
Elizabeth Brennan	Fred Bertram
Dale Carleson	Jim Cow

No action taken.

9. 82.15ET - CONSIDERATION OF A PROPOSED AMENDMENT TO THE CITY PLANNING CODE TO ESTABLISH ARTICLE 7, A NEW SECTION FOR NEIGHBORHOOD COMMERCIAL DISTRICTS INCLUDING ALL C-1, C-2, C-M, RC-1, RC-2, RC-3 AND RC-4 DISTRICTS AND THE UNION STREET SPECIAL USE DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF JANUARY 27, 1983)

Public testimony was taken from the following:

Mary Patterson	Bill Slussman
Bill Wilson	John Bardis
Bruce Lilienthal	Marc Cohen
Larry Park	

Motion passed to continue to May 12, 1983. Vote: 4²⁰
Absent: Commissioners Klein, Nakashima and Salazar

Adjourned: 7:55 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY
PLANNING COMMISSION, AT 558-4656.

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APR 22 1983

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
APRIL 7, 1983
ROOM 282, CITY HALL
1:00 P.M.

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Salazar
and Wright.

ABSENT: Rosenblatt

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1. CONSIDERATION OF A RESOLUTION COMMENDING EUGENE KELLEHER FOR
SERVICE ON THE CITY PLANNING COMMISSION.

Approved Resolution No. 9654 Vote: 5-0
Absent: Commissioners Rosenblatt and Salazar

2. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND
ABUTTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S
BLOCK 225 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION
NO. 8207774-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CON-
STRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS,
3,460 SQUARE FEET OF OFFICE SPACE, 3,260 SQUARE FEET OF RETAIL
SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F
HEIGHT AND BULK DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF FEBRUARY 24, 1983)

Passed motion to continue to May 5, 1983 Vote: 5-0
Absent: Commissioners Rosenblatt and Salazar

3. 81.632E - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS,
LOT 14 IN ASSESSOR'S BLOCK 2623 - APPEAL OF THE PRELIMINARY NEGATIVE
DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT APPROXIMATELY 8,375
SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE
ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE FAMILY) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF FEBRUARY 3, 1983)

Passed motion to continue to April 21, 1983 Vote: 5-0
Absent: Commissioners Rosenblatt and Salazar

1:00 P.M. (Cont)

4. 81.632EC - 4050 - 17TH STREET, NORTHSIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF FEBRUARY 3, 1983)

Passed motion to continue to April 21, 1983 Vote: 5-0

Absent: Commissioners Rosenblatt and Salazar

5. 82.8E - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED REVISIONS TO THE RESIDENCE ELEMENT OF THE SAN FRANCISCO COMPREHENSIVE PLAN OF THE MASTER PLAN.

Approved/certify Motion No. 9655M Vote: 5-0

Absent: Commissioner Rosenblatt.

Abstained: Commissioner Wright

6. 82.8EM - CONSIDERATION OF ADOPTION OF PROPOSED REVISIONS TO THE RESIDENCE ELEMENT OF THE SAN FRANCISCO COMPREHENSIVE PLAN OF THE MASTER PLAN.

Passed a motion to endorse in principal and to continue to April 21, 1982

Vote: 5-0

Absent: Commissioner Rosenblatt.

Abstained: Commissioner Wright

NOTE: For the above Items No. 5 and No. 6, a Certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

2:15 P.M.

7. 83.60C - PIER 39, LOT 39 IN ASSESSOR'S BLOCK 9900 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT (A) MODIFICATION OF THE ORIGINAL SITE PLAN TO ALLOW FILLING OF OPEN SPACE AT THE NORTH END OF THE PIER WITH A CAROUSEL, (B) MODIFICATION OF THE ORIGINAL SITE PLAN TO ALLOW CONSTRUCTION OF A PEDESTRIAN BRIDGE LINKING THE UPPER LEVELS OF BUILDINGS AT THE SOUTHEAST CORNER OF THE PIER, (C) REUSE OF SPACE IN BUILDING Q FORMERLY OCCUPIED BY THE CAROUSEL WITH COMMERCIAL, RECREATION AND RETAIL USES, AND (D) RECONSTRUCTION OF TICKET BOOTH AND INSTALLATION OF SIGNS AND FLAGPOLE FOR BLUE AND GOLD TOUR BOATS, IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.

Approved/conditions Notion No. 9656M Vote: 6-0

Absent: Commissioner Rosenblatt

2:15 P.M. (Cont)

8. 82.395CE - 92 COLERIDGE STREET, NORTHWEST SIDE BETWEEN FAIR AVENUE AND VIRGINIA STREETS, LOTS 9 AND 77 IN ASSESSOR'S BLOCK 5615; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF TWO 3-UNIT, 3-STORY ABOVE GRADE RESIDENTIAL BUILDINGS WITH THREE PARKING SPACES IN EACH BUILDING REQUIRING CONDITIONAL USE AUTHORIZATION.
(CONTINUED FROM THE REGULAR MEETING OF FEBRUARY 3, 1983)

Passed motion to continue to May 5, 1983 Vote: 6-0
Absent: Commissioner Rosenblatt

9. 82.395CE - 92 COLERIDGE STREET, NORTHWEST SIDE BETWEEN FAIR AVENUE AND VIRGINIA STREETS, LOTS 9 AND 77 IN ASSESSOR'S BLOCK 5615 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SIX DWELLINGS, THREE DWELLINGS EACH ON TWO LOTS EACH WITH 4,500 SQUARE FEET WHEN 1,500 SQUARE FEET EACH IS REQUIRED IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF FEBRUARY 3, 1983)

Passed motion to continue to May 5, 1982 Vote: 6-0
Absent: Commissioner Rosenblatt

3:00 P.M.

10. 83.36C - COLUMBUS AVENUE AND GREENWICH STREET, SOUTHWEST CORNER (21-25 SCOTLAND STREET), LOT 33 IN ASSESSOR'S BLOCK 90, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR COMMERCIAL USE ABOVE THE GROUND FLOOR IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED R-C (RESIDENTIAL-COMMERCIAL COMBINED) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF MARCH 3, 1983)

Passed motion to continue to May 5, 1983 Vote: 6-0
Absent: Commissioner Rosenblatt

11. 83.72C - 127-129 HUGO STREET, SOUTH SIDE BETWEEN 2ND AND 3RD AVENUES, LOT 24 IN ASSESSOR'S BLOCK 1751 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A DAY CARE FACILITY FOR UP TO FORTY CHILDREN IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to May 5, 1983 Vote: 6-0
Absent: Commissioner Rosenblatt

12. 82.70C - 1177 CALIFORNIA STREET, SOUTHEAST CORNER AT JONES STREET, ASSESSOR'S BLOCK 253A - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR RETAIL FOOD RESTAURANT IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND THE NOB HILL SPECIAL USE DISTRICT.

Passed motion to continue to May 5, 1983 Vote: 6-0
Absent: Commissioner Rosenblatt

3:00 P.M. (Cont)

13. 83-79C - 76 COLLINGWOOD STREET, WEST SIDE BETWEEN 18TH AND MARKET STREETS, LOT 13 IN ASSESSOR'S BLOCK 2648; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SIX DWELLING UNITS ON A LOT WITH 6,156 SQUARE FEET WHEN 1,000 SQUARE FEET PER UNIT IS REQUIRED IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Motion No. 9657M Vote 6-0
Absent: Commissioner Rosenblatt.

4:00 P.M.

14. PRESENTATION OF THE NORTH OF MARKET REZONING STUDY.

Presentation Completed - No Action Required.

5:00 P.M.

15. 81-581C - 870 O'FARRELL STREET, NORTHWEST CORNER AT POLK STREET, A THROUGH LOT WITH FRONTAGE ON MYRTLE STREET, LOT 4 IN ASSESSOR'S BLOCK 716; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A PLANNED UNIT DEVELOPMENT FOR A 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX CONTAINING UP TO 214 DWELLING UNITS, APPROXIMATELY 43,000 SQUARE FEET OF OFFICE SPACE, APPROXIMATELY 14,200 NET SQUARE FEET OF RETAIL SPACE AND PARKING FOR 175 CARS REQUIRING EXCEPTIONS TO CITY PLANNING CODE STANDARDS FOR OFF-STREET PARKING, DWELLING UNIT DENSITY, HEIGHT ABOVE 40 FEET, BUILDING BULK AND COMMERCIAL USE ABOVE THE GROUND STORY, IN A C-2 (COMMUNITY BUSINESS) DISTRICT INITIATED FOR AN RC-4 (RESIDENTIAL COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND IN A 130-E HEIGHT AND BULK DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF MARCH 3, 1983)

Passed motion to continue to May 12, 1983. Vote 6-0
Absent: Commissioner Rosenblatt.

ADJOURNED: 8:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY,
CITY PLANNING COMMISSION AT 553-4656.

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IN MEMORY OF CONGRESSMAN PHILLIP BURTON

The City Planning Commission will continue all matters, scheduled for consideration on April 14, 1983, to the dates indicated below.

✓ SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
APRIL 14, 1983
ROOM 282, CITY HALL
4:00 P.M.

PRESENT: Commissioners Bierman, Klein, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: Commissioner Karasick.

4:00 P.M.

1. 82.384EV - 400-416 SECOND STREET AT HARRISON STREET, LOTS 1, 113 IN ASSESSOR'S BLOCK 3763; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONVERSION OF A 4-STORY BUILDING (WAREHOUSE, OFFICE) TO OFFICE BUILDING WITH 72,000 SQUARE FEET AND 91 OFF-STREET PARKING STALLS, INCLUDING APPROXIMATELY 66 OFF-STREET PARKING STALLS LEASED FROM ADJACENT LOT, REQUIRING OFF-STREET PARKING VARIANCE.

NOTE: Proposed for continuation to April 21, 1983.

Passed motion to continue to April 21, 1983.

Vote 6-0

Absent: Commissioner Karasick.

2. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET, SOUTH-EAST CORNER, LOT 9 IN ASSESSOR'S BLOCK 816; CONSIDERATION OF REQUEST FOR DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8110944 FOR THE CONVERSION OF 26 DWELLING UNITS TO OFFICE USE IN A C-2 (COMMUNITY-BUSINESS) DISTRICT.

(Continued from the Regular Meeting of March 10, 1983.)
NOTE: Proposed for continuation to April 21, 1983.

Passed motion to continue to April 21, 1983.

Vote 6-0

Absent: Commissioner Karasick.

4:00 P.M. (Cont)

3. 82.584EVC - 67-9 BELCHER STREET, EAST SIDE BETWEEN 15TH AND 16TH STREETS, LOT 74 IN ASSESSOR'S BLOCK 3537; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 12 DWELLING UNITS ON A LOT IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT OF APPROXIMATELY 12,550 SQUARE FEET WHEN 1,000 SQUARE FEET PER UNIT IS REQUIRED.

NOTE: Proposed for continuation to April 21, 1983.
This item was officially advertised for 2:45 p.m.
April 14, 1983.

Passed motion to continue to April 21, 1983.

Vote 6-0

Absent: Commissioner Karasick.

4. 83.22U - 2001 FILLMORE STREET, NORTHWEST CORNER AT PINE STREET, LOT 5 IN ASSESSOR'S BLOCK 654; REQUEST FOR AUTHORIZATION OF A SPECIAL USE FOR A DELICATESSEN, CLASSIFIED AS A FAST FOOD ESTABLISHMENT WITH SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of March 17, 1983)

NOTE: Proposed for withdrawal of application.

Passed motion to continue to April 21, 1983.

Vote 6-0

Absent: Commissioner Karasick.

5. 83.132D - 1909 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 37 IN ASSESSOR'S BLOCK 542; CONSIDERATION OF REQUEST FOR DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8302391 FOR A RETAIL BAKERY IN THE UNION STREET NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICT.

NOTE: Proposed for continuation to April 21, 1983.

Passed motion to continue to April 21, 1983.

Vote 6-0

Absent: Commissioner Karasick.

4:00 P.M. (Cont)

5. 83.132D - 1909 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 37 IN ASSESSOR'S BLOCK 542; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8102391 FOR A RETAIL BAKERY IN THE UNION STREET NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICT.

NOTE: Proposed for continuation to April 21, 1983.

Passed motion to continue to April 21, 1983.

Vote 6-0

Absent: Commissioner Karasick.

7. 81.187D - 133 YUKON STREET, SOUTHEAST SIDE, APPROXIMATELY 35 FEET FROM THE INTERSECTION OF SHORT STREET, LOT 34 IN ASSESSOR'S BLOCK 2716; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103163 TO CONSTRUCT A TWO-FAMILY RESIDENCE WITH TWO OFF-STREET PARKING SPACES.

NOTE: Proposed for continuation to April 21, 1983.

Passed motion to continue to April 21, 1983.

Vote 6-0

Absent: Commissioner Karasick.

8. 81.187D - 133 YUKON STREET, SOUTHEAST SIDE, APPROXIMATELY 35 FEET FROM THE INTERSECTION OF SHORT STREET, LOT 34 IN ASSESSOR'S BLOCK 2716; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103163, AS DESCRIBED ABOVE.

NOTE: Proposed for continuation to April 21, 1983.

Passed motion to continue to April 21, 1983.

Vote 6-0

Absent: Commissioner Karasick.

9. 81.183ED - 123 MISSION STREET AT MAIN STREET, LOTS 14-18 IN ASSESSOR'S BLOCK 3717; PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 27-STORY, 352,900 SQUARE-FOOT OFFICE BUILDING WITH A 100-SPACE PARKING GARAGE AFTER DEMOLITION OF A 2-STORY BUILDING AND TWO 1-STORY BUILDINGS, PROJECT REQUIRES DISCRETIONARY REVIEW APPROVAL.

NOTE: Proposed for continuation to April 21, 1983.

Passed motion to continue to April 21, 1983.

Vote 6-0

Absent: Commissioner Karasick.

4:00 P.M. (Cont)

10. Current Matters.
 - A. Director's Report.
 - B. Commissioners' Questions and Matters.

ADJOURNED: 4:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
APRIL 21, 1983
ROOM 282, CITY HALL
10:00 A.M.

PRESENT: Commissioners Bieman, Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: None.

9:00 A.M.

EXECUTIVE SESSION - To confer with Counsel on pending litigation at 450 McAllister Street.

Completed.

10:00 A.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO REQUEST, ACCEPT, AND EXPEND UP TO \$41,000 IN EDA 302(a) GRANT FUNDS THROUGH AMENDMENT OF THE PRESENT GRANT AND EXTENSION TO MARCH 31, 1984.

Approved Resolution No. 9658 Vote: 5-0

Absent: Commissioner Nakashima

B. Commissioners' Questions and Matters

2. 83.112AD - 60 HOTALING PLACE, WEST SIDE BETWEEN JACKSON AND WASHINGTON STREETS, WITHIN THE JACKSON SQUARE HISTORIC DISTRICT, LOT 19 IN ASSESSOR'S BLOCK 196; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8301520 FOR ALTERATIONS TO ACCOMMODATE A RESTAURANT.

Request for Discretionary Review withdrawn

3. 83.112AD - 60 HOTALING PLACE, WEST SIDE BETWEEN JACKSON AND WASHINGTON STREETS, WITHIN THE JACKSON SQUARE HISTORIC DISTRICT, LOT 19 IN ASSESSOR'S BLOCK 196; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8301520.

NOTE: THE CERTIFICATE OF APPROPRIATENESS REQUIRED FOR EXTERIOR ALTERATIONS NECESSARY AS PART OF THIS BUILDING PERMIT APPLICATION HAS BEEN RECOMMENDED FOR APPROVAL BY THE LANDMARKS PRESERVATION ADVISORY BOARD AND WILL BE PROCESSED ADMINISTRATIVELY BY THE DEPARTMENT OF CITY PLANNING.

No Action required

10:00 A.M. (Cont)

4. EE81.62 - "J" LINE CONNECTION; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT/STATEMENT FOR CONNECTION OF 30TH AND CHURCH STREETS TO THE MINI METRO CENTER AT OCEAN AND SAN JOSE AVENUES.

Passed motion to continue to April 28, 1983 Vote: 6-0
Absent: Commissioner Nakashima

5. 81.187D - 133 YUKON STREET, SOUTHEAST SIDE, APPROXIMATELY 35 FEET FROM THE INTERSECTION OF SHORT STREET, LOT 34 IN ASSESSOR'S BLOCK 2716; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103163 TO CONSTRUCT A TWO-FAMILY RESIDENCE WITH TWO OFF-STREET PARKING SPACES.

(Continued from the Regular Meeting of April 14, 1983)

Calendered in error - No action required

6. 81.187D - 133 YUKON STREET, SOUTHEAST SIDE, APPROXIMATELY 35 FEET FROM THE INTERSECTION OF SHORT STREET, LOT 34 IN ASSESSOR'S BLOCK 2716; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103163, AS DESCRIBED ABOVE.

Approved/conditions Motion No. 9660M Vote: 6-0
Absent: Commissioner Nakashima

7. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET, SOUTHEAST CORNER, LOT 9 IN ASSESSOR'S BLOCK 816; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8110944 FOR THE CONVERSION OF 26 DWELLING UNITS TO OFFICE USE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

(Continued from the Regular Meeting of April 14, 1983)

Passed motion of intent to approve and continued to April 28, 1983
Vote: 6-1 No: Commissioner Bierman
NOTE: A Certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

8. 82.584EVC - 67-69 BELCHER STREET, EAST SIDE BETWEEN 15TH AND 16TH STREET, LOT 74 IN ASSESSOR'S BLOCK 3537; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 12 DWELLING UNITS ON A LOT, APPROXIMATELY 12,500 SQUARE FEET IN AREA IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT WHERE ONE UNIT FOR EACH 1,000 SQUARE FEET OF LOT AREA MAY BE PERMITTED.

(Continued from the Regular Meeting of April 14, 1983)

Approved/conditions Motion No. 9659M Vote: 6-0
Absent: Commissioner Nakashima

11:30 A.M.

9. 82.8EM - CONSIDERATION OF ADOPTION OF PROPOSED REVISIONS TO THE RESIDENCE ELEMENT OF THE SAN FRANCISCO COMPREHENSIVE PLAN OF THE MASTER PLAN.
(Continued from the Regular Meeting of April 7, 1983)

Approved Resolution No. 9662 Vote: 5-0
Absent: Commissioner Nakashima Abstain: Commissioners Rosenblatt and Wright

NOTE: A Certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

12:00 NOON - LUNCH BREAK

1:00 P.M.

10. 82.22U - 2001 FILLMORE STREET, NORTHWEST CORNER AT PINE STREET, LOT 5 IN ASSESSOR'S BLOCK 654; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A DELICATESSEN, CLASSIFIED AS A FAST FOOD ESTABLISHMENT WITH SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of April 14, 1983)

Passed motion to continue indefinitely Vote: 5-0
Absent: Commissioners Nakashima and Rosenblatt

11. 83.132D - 1909 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 37 IN ASSESSOR'S BLOCK 542; CONSIDERATION OF REQUEST FOR DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8302391 FOR A RETAIL BAKERY IN THE UNION STREET NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of April 14, 1983)

12. 83.132D - 1909 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 37 IN ASSESSOR'S BLOCK 542; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8302391 FOR A RETAIL BAKERY IN THE UNION STREET NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of April 14, 1983)

No Action Required

1:15 P.M.

13. 82.569U - 325-327 CASTRO STREET, EAST SIDE BETWEEN 16TH AND MARKET STREETS, LOT 17 IN ASSESSOR'S BLOCK 3562; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR CONVERSION OF TWO DWELLING UNITS TO COMMERCIAL OFFICE SPACE (ALREADY IN EXISTENCE WITHOUT PROPER PERMITS) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.

Passed motion to continue to May 19, 1983 Vote: 5-0
Absent: Commissioners Nakashima and Rosenblatt

14. 83.57U - 3968-3970 - 24TH STREET, NORTH SIDE BETWEEN NOE AND SANCHEZ STREETS, LOT 15 IN ASSESSOR'S BLOCK 3654; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR COMMERCIAL SPACE OVER 2,500 SQUARE FEET AND COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR (CONVERSION OF ONE DWELLING UNIT) IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of March 24, 1983)

Passed motion to continue indefinitely Vote: 5-0
Absent: Commissioners Nakashima and Rosenblatt

15. 83.78U - 4035-4039 - 18TH STREET, SOUTH SIDE BETWEEN NOE AND HARTFORD STREETS, LOTS 81 AND 82 IN ASSESSOR'S BLOCK 3583; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT EXPANSION TO OUTDOOR PATIO IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Disapproved Motion No. 9661M Vote: 7-0

16. 83.107U - 424 VALENCIA STREET, WEST SIDE BETWEEN 15TH AND 16TH STREETS, LOT 4 IN ASSESSOR'S BLOCK 3555; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR MODIFICATION OF CONDITION 1 OF MOTION 9603M AUTHORIZING THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION TO SALE OF LIQUOR FOR OFF-PREMISES CONSUMPTION WITHIN AN EXISTING RETAIL GROCERY STORE IN A C-M (HEAVY COMMERCIAL) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

Approved/conditions Motion No. 9663M Vote: 6-1
No: Commissioner Karasick

17. 83.114U - 1855 HAIGHT STREET, SOUTH SIDE BETWEEN SANCHEZ AND STANYAN STREETS, LOT 16 IN ASSESSOR'S BLOCK 1249; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A CABARET PERMIT (HOURS BETWEEN 2:00 A.M. TO 4:00 A.M.) WITHIN AN EXISTING BOWLING ALLEY TO PROVIDE FOOD AND AUDIO-VIDEO ENTERTAINMENT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.

Disapproved Motion No. 9664M Vote: 7-0

1:15 P.M. (Cont)

18. 83.53C - BOSWORTH STREET, SOUTHWEST CORNER AT CHILTON AVENUE, LOTS 26 THROUGH 32 IN ASSESSOR'S BLOCK 6759 AND LOT 33 IN ASSESSOR'S BLOCK 6760; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR UP TO 20 DWELLING UNITS WITH PARKING ACCESS VIA REQUIRED REAR YARDS IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to May 19, 1983 Vote: 7-0

2:00 P.M.

19. 83.115Z - 16TH STREET AT HOFF, SOUTHWEST CORNER, LOTS 22 AND 84 IN ASSESSOR'S BLOCK 3569; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-M (HEAVY COMMERCIAL) AND P (PUBLIC USE) DISTRICT TO AN RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED MEDIUM OR HIGH DENSITY) DISTRICT.

Passed motion to continue to April 28, 1983 Vote: 7-0

20. 81.632E - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April 7, 1983)

Passed motion to continue to May 19, 1983 Vote: 7-0

21. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April 7, 1983)

Passed motion to continue to May 19, 1983 Vote: 7-0

2:45 P.M.

22. 82.547CM - CONSIDERATION OF AMENDMENT TO THE NORTHEASTERN WATERFRONT PLAN, A PART OF THE COMPREHENSIVE PLAN. THE MAJOR CHANGES TO THE PLAN INVOLVE: a) ALLOWING ALL BUT APPROXIMATELY 170 FEET OF THE NORTHERLY PORTION OF THE PIER 5 BULKHEAD BUILDING TO REMAIN RATHER THAN BE REMOVED, b) ALLOWING THE FERRYBOAT KLAMATH TO REMAIN AT PIER 5, AND c) REMOVING THE APPROXIMATELY 50 FEET OF THE NORTHERLY PORTION OF THE PIER 3 BULKHEAD BUILDING.

NOTE: COPIES OF THE SPECIFIC LANGUAGE OF THE PROPOSED AMENDMENT ARE AVAILABLE FOR REVIEW. CONTACT GEORGE WILLIAMS AT 558-4305 FOR FURTHER INFORMATION.

Approved

Resolution No. 9665

Vote: 7-0

2:45 P.M. (Cont)

23. 82.547CM - PIER 3, THE EMBARCADERO; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT CONVERSION OF THE FERRYBOAT FRESNO TO OFFICE AND PUBLIC ACCESS IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.

Approved/conditions Motion No. 9666M Vote: 7-0

24. 82.279Q - 3734-3736 BRODERICK STREET, EAST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LCT 17 IN ASSESSOR'S BLOCK 911; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION AND FOR CONSIDERATION OF A PROPOSED EXCEPTION FROM MODERATE-INCOME PRICE RESTRICTIONS OF SUBDIVISION CODE SECTION 1341 IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of March 17, 1983)

NOTE: Application has been withdrawn.

No Action Required

25. 82.555Q - 2077 JACKSON STREET, SOUTH SIDE BETWEEN LAGUNA AND OCTAVIA STREETS, LOT 11 IN ASSESSOR'S BLOCK 602; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 19-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/conditions Motion No. 9667M Vote: 6-1
No: Commissioner Bierman

26. 82.557Q - 595 - 12TH AVENUE, NORTHWEST CORNER AT BALBOA STREET, LOT 21 IN ASSESSOR'S BLOCK 1555; REVIEW FOR CONSISTENCY WITH THE PASTER PLAN FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/conditions Motion No. 9668M Vote: 6-1
No: Commissioner Bierman

27. 82.560Q - 3789 FILLMORE STREET, NORTHWEST CORNER AT RETIRO WAY, LOT 1 in ASSESSOR'S BLOCK 438A; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved/conditions Motion No. 9669M Vote: 6-1
No: Commissioner Bierman

2:45 P.M. (Cont)

34. 82.631Q - 2772-2786 JACKSON STREET, NORTH SIDE BETWEEN DIVISADERO AND SCOTT STREETS, LOT 7 IN ASSESSOR'S BLOCK 978; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to May 5, 1983 Vote: 7-0

4:00 P.M.

35. 82.394EV - 400-416 SECOND STREET AT HARRISON STREET, LOTS 1 AND 113 IN ASSESSOR'S BLOCK 3763; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONVERSION OF A 4-STORY BUILDING (WAREHOUSE, OFFICE) TO OFFICE BUILDING WITH 72,000 SQUARE FEET AND 91 OFF-STREET PARKING STALLS, INCLUDING APPROXIMATELY 66 OFF-STREET PARKING STALLS LEASED FROM ADJACENT LOT, REQUIRING OFF-STREET PARKING VARIANCE.

(Continued from the Regular Meeting of April 14, 1983)

Denied/appeal Motion No. 9675M Vote: 6-1
No: Commissioner Bierman

NOTE: A Certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

36. 81.687ED - 222 KEARNY STREET AT SUTTER STREET, LOTS 10, 11 AND 29 IN ASSESSOR'S BLOCK 288; DEMOLITION OF A 4-STORY BUILDING AT 220 KEARNY STREET; RETENTION OF THE STREET FACADES OF A 6-STORY BUILDING AT 154 SUTTER STREET AND THE 5-STORY ADAM BUILDING AT 200 KEARNY STREET; CONSTRUCTION OF AN APPROXIMATELY 315-FOOT-TALL, 19-STORY (PLUS TWO MECHANICAL LEVELS) BUILDING OF ABOUT 280,065 SQUARE FEET AS FOLLOWS: 270,910 SQUARE FOOT OFFICE, 10,000 SQUARE FOOT RETAIL, 123 VALET PARKING AND TWO LOADING SPACES, REQUIRING DISCRETIONARY REVIEW BY THE CITY PLANNING COMMISSION, AND DEMOLITION AND BUILDING PERMITS.

Passed motion to close the public hearing Vote: 7-0

NOTE: A Certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

2:45 P.M. (Cont)

28. 82.565Q - 990-998 UNION STREET, NORTHEAST CORNER AT JONES STREET, LOT 10 IN ASSESSOR'S BLOCK 99; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion to continue to May 19, 1983 Vote: 7-0

29. 82.566Q - 262 FREDERICK STREET, NORTH SIDE BETWEEN CLAYTON AND DOWNEY STREETS, LOT 24 IN ASSESSOR'S BLOCK 1254; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/conditions Motion No. 9670M Vote: 6-1
No: Commissioner Bierman

30. 82.588Q - 2409 SCOTT STREET, WEST SIDE BETWEEN JACKSON STREET AND PACIFIC AVENUE, LOT 3 IN ASSESSOR'S BLOCK 978; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/conditions Motion No. 9671M Vote: 6-1
No: Commissioner Bierman

31. 82.589Q - 3255 BRODERICK STREET, NORTHWEST CORNER AT FRANCISCO STREET, LOT 1 IN ASSESSOR'S BLOCK 931; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR AN 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/conditions Motion No. 9672M Vote: 6-1
No: Commissioner Bierman

32. 82.607Q - 3675 FILLMORE STREET, WEST SIDE BETWEEN BEACH STREET AND CERVANTES BOULEVARD, LOT 16 IN ASSESSOR'S BLOCK 443A; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved/conditions Motion No. 9673M Vote: 6-1
No: Commissioner Bierman

33. 82.610Q - 120 PARNASSUS AVENUE, NORTH SIDE BETWEEN COLE AND SHRADER STREETS, LOT 7 IN ASSESSOR'S BLOCK 1272; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/conditions Motion No. 9674M Vote: 6-1
No: Commissioner Bierman

5:00 P.M.

37. 81.183ED - 123 MISSION STREET AT MAIN STREET, LOTS 14-18 IN ASSESSOR'S BLOCK 3717; PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 27-story, 352,900 SQUARE-FOOT OFFICE BUILDING WITH A 100-SPACE PARKING GARAGE AFTER DEMOLITION OF A 2-STORY BUILDING AND TWO 1-STORY BUILDINGS, PROJECT REQUIRING DISCRETIONARY REVIEW APPROVAL.

(Continued from the Regular Meeting of April 14, 1983)

Passed a motion to close the public hearing Vote: 6-0

Absent: Commissioner Klein

NOTE: A Certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

Adjourned at 9:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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#21

4/28/83

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
APRIL 28, 1983
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Klein, Rosenblatt, Salazar and Wright.

ABSENT: Commissioner Nakashima.

DOCUMENTS DEPT.

1:00 P.M.

1. Current Matters

A. Director's Report

JUN 14 1983

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B. Commissioners' Questions and Matters

1:15 P.M.

2. EE81.62 - "J" LINE CONNECTION; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT/STATEMENT FOR CONNECTION OF 30TH AND CHURCH STREETS TO THE MUNI METRO CENTER AT OCEAN AND SAN JOSE AVENUES.

NOTE: PUBLIC HEARING IS CLOSED.

Approved Motion No. 9676M Vote 4-0

Absent: Commissioners Nakashima, Salazar and Wright

3. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET, SOUTHEAST CORNER, LOT 9 IN ASSESSOR'S BLOCK 816; ADOPTION OF MOTION APPROVING BUILDING PERMIT APPLICATION NO. 8110944 WITH CONDITIONS.

NOTE: PUBLIC HEARING IS CLOSED.

Passed motion to continue to May 5, 1983.

Vote 4-0

Absent: Commissioners Nakashima, Salazar and Wright

4. 83.107U - 424 VALENCIA STREET, WEST SIDE BETWEEN 15TH AND 16TH STREETS, LOT 4 IN ASSESSOR'S BLOCK 3555; ADOPTION OF MOTION APPROVING SPECIAL USE SALE OF LIQUOR FOR OFF-PREMISES CONSUMPTION WITHIN AN EXISTING GROCERY STORE.

NOTE: PUBLIC HEARING IS CLOSED.

Passed motion approving the final language of Commission Motion No. 9603M adopted on April 21, 1983.

Vote 3-1

Voting no: Commissioner Karasick

Absent: Commissioner Nakashima, Salazar and Wright

1:15 P.M. (Cont)

5. MISSION BAY PROJECT; INFORMATIONAL PRESENTATION CONCERNING PLANNING PROCESS AND DEVELOPMENT PROPOSED FOR THE MISSION BAY PROJECT OF THE SOUTHERN PACIFIC DEVELOPMENT COMPANY.

Public testimony taken from the following:

1. Bob Brewer, representing the Southern Pacific Development Company.
2. Dave Wallace, representing the Southern Pacific Development Company.
3. Jim Freed, representing the Southern Pacific Development Company.
4. Jeff Dunn, representing the Southern Pacific Development Company.
5. Rita Giglio, representing the Potrero League of Active Neighbors.
6. Jack Moore, representing the Potrero League of Active Neighbors.
7. Jeff Sutter, representing the Potrero League of Active Neighbors.
8. Judy Baston, representing the Potrero League of Active Neighbors.
9. Jim Firth, representing the Potrero League of Active Neighbors.
10. Lew Goldhammer, representing the Potrero League of Active Neighbors.
11. Jack Davis, representing the Mission Creek Conservancy.
12. Chuck Turner, representing the Mission Creek Harbor Association.
13. Richard Shaw, representing the Potrero Hill Boosters.
14. Babette Drefke.
15. John Holtzclaw, representing the Sierra Club.
16. Kathleen Kannel, representing the South of Market Alliance.
17. Ruth Lopez, representing the North Mission Association.
18. Eric Shapiro, representing the North of Market Planning Coalition.
19. Dick Grosboll, representing the District One Political Action.
20. Jim Belk, representing the National Association for the Advancement of Colored People.
21. Joe Lacey, representing the Old St. Mary's Housing Committee.
22. William Davaron, representing the San Francisco Bay Institute.
23. Tom Jones, representing San Francisco Tomorrow.
24. Barbara Holliday, representing San Francisco Tomorrow.
25. Norm Rolph, representing San Francisco Tomorrow.
26. Bruce Marshall, representing the MUNI Coalition.
27. Zachary Nathan, representing the Architects concerned.
28. Charles Durrett, representing the Ecological Design Group.
29. Gavin Newman, an Architect.
30. Walter Park, representing Independent Housing Service.
31. William Robinson, representing the Affordable Housing Alliance.
32. Jean Ross, representing the Democratic Socialists of America.
33. Carl Imperato, representing San Franciscans for Reasonable Growth.
34. Lyon Koontz.
35. Arden Danikis, representing the Coalition for San Francisco Neighborhood.
36. John Burke, representing United Transportation Union, Local 31.
37. Al Lannon, a local Union official.
38. Stan Smith, representing the San Francisco Building Trades Council.
39. Wray Jacobs, representing the Janitors' Union of San Francisco.
40. John Bardis.
41. Donald Nietto.

1:15 P.M. (Cont)

5. MISSION BAY PROJECT (Cont)

Public testimony taken from the following: (Cont)

- 42. Dan Thiero.
- 43. Alice Barkley, San Francisco Deputy City Attorney.
- 44. Howard Ellman, an Attorney, representing the Project Sponsor.

Informational Presentation - No Action required.

2:00 P.M.

6. 83.115Z - 16TH STREET AT HOFF, SOUTHWEST CORNER, LOTS 22 AND 84 IN ASSESSOR'S BLOCK 3569; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-M (HEAVY COMMERCIAL) AND P (PUBLIC USE) DISTRICT TO AN RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM OR HIGH DENSITY) DISTRICT.
(Continued from the Regular Meeting of April 21, 1983)

Approved Resolution No. 9677 Vote 5-0

Absent: Commissioners Klein and Nakashima

4:00 P.M.

7. 88.147D - 575, 577, 579 - 27TH STREET, SOUTH SIDE BETWEEN CASTRO AND NOE STREETS, LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8301996, 8301997 AND 8301998 TO CONSTRUCT A THREE-UNIT DWELLING ON EACH OF THREE LOTS.

Public testimony taken from the following:

- 1. Keith Eichman, a neighborhood resident.
- 2. Richard Olmstead, a neighborhood resident.
- 3. Roy Cassell, a neighborhood resident.
- 4. Barbara Francis, a neighborhood resident.
- 5. L. T. Pennington, a neighborhood resident.
- 6. James Mitchell, the project Architect.
- 7. Ed McEachron, the project Architect.

Passed motion to continue to May 5, 1983.

Vote 6-0

Absent: Commissioner Nakashima

5:00 P.M.

8. 83.142P - LOCAL COASTAL PROGRAM AND WESTERN SHORELINE PLAN (LCP) -- ADDENDUM TO THE LCP SPECIFYING THE PROCEDURES BY WHICH FUTURE COASTAL ZONE PERMIT APPLICATIONS WILL BE REVIEWED BY THE DEPARTMENT OF CITY PLANNING -- INCLUDING PROCEDURES WITH RESPECT TO THE DETERMINATION OF COASTAL PERMIT JURISDICTION, FINDINGS, AND SPECIAL COASTAL ZONE NOTIFICATION PROCEDURES AND APPEAL.

ALSO REALIGNMENT OF EQUESTRIAN TRAIL ALONG THE LA PLAYA RIGHT-OF-WAY FROM SUTRO HEIGHTS PARK TO BALBOA STREET -- REVISING THE CONCEPTUAL PLAN IN THE LCP.

Approved Motion No. 9678M Vote 6-0

Absent: Commissioner Nakashima

5:30 P.M.

9. 82.358E - 355 BUENA VISTA AVENUE EAST AT PARK HILL AVENUE, LOTS 1 AND 1A IN ASSESSOR'S BLOCK 2607; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT; PARK HILL RESIDENTIAL; CONVERT ST. JOSEPH'S HOSPITAL, CHAPEL AND CONVENT ON 110,000 SQUARE FOOT SITE TO 153 DWELLING UNITS AND CONSTRUCT 47 NEW UNITS ON LOCATION OF EXISTING PARKING LOT FOR A TOTAL OF 200 MARKET-RATE UNITS WITH 200 OFF-STREET PARKING STALLS, REQUIRING REZONING FROM RH-1 TO RM-2 AND APPROVAL OF PLANNED UNIT DEVELOPMENT.

NOTE: A Court Reporter was present. An official transcript has been made and is available, for reference purposes, in the files of the Department of City Planning.

Passed motion to close the public hearing.

Vote 6-0

Absent: Commissioner Nakashima

Adjourned: 10:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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✓ SAN FRANCISCO
= CITY PLANNING COMMISSION
≡ SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
MAY 5, 1983
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt Salazar and Wright.

ABSENT: None.

12:00 NOON - FIELD TRIP - TO VIEW THE SITES OF MATTERS TO BE CONSIDERED BY THE CITY PLANNING COMMISSION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH THE METROPOLITAN TRANSPORTATION COMMISSION TO UNDERTAKE THE CENTER CITY BROKERAGE PROGRAM.

Approved Resolution No. 9679 Vote 4-0
Absent: Commissioners Karasick, Klein and Salazar.

2. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH RUTH AND GOING, INC. TO COMPLETE THE EXISTING SCOPE OF WORK FOR THE TRANSPORTATION BROKERAGE ELEMENT OF THE COMPREHENSIVE DOWNTOWN TSM PROGRAM.

Approved Resolution No. 9680 Vote 4-0
Absent: Commissioners Karasick, Klein and Salazar.

1-A. CONSIDERATION OF INITIATION OF PROPOSED TEXT AMENDMENT TO SECTION 126(e)3 OF THE CITY PLANNING CODE TO EXTEND THE INTERIM PERIOD OF TIME FOR LIMITATION ON DEVELOPMENT BONUSES WITHIN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICTS FROM SEPTEMBER 1, 1983 TO MAY 1, 1984.

Approved Resolution No. 9687 Vote 7-0

1:00 P.M. (Cont)

PASSED A MOTION REQUESTING THAT THE STAFF PREPARE FOR THE COMMISSION'S CONSIDERATION A DRAFT RESOLUTION OF INTENT TO INITIATE AN AMENDMENT TO SECTION 126(e) OF THE CITY PLANNING CODE TO REDUCE THE PERMITTED FLOOR AREA RATION (FAR) IN THE C-3-O (DOWNTOWN COMMERCIAL OFFICE) DISTRICT FROM 14.0 TO 10.1.

Vote 7-0

B. Commissioners' Questions and Matters.

1:30 P.M.

2. EE80.355 - 613-621 MARKET, NEW MONTGOMERY PLACE, LOTS 3, 54, 55, 56, AND 60 IN ASSESSOR'S BLOCK 3707; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR CONSTRUCTION OF A 18-STORY, 240,760 SQUARE FEET OF OFFICES, ABOUT 2,200 SQUARE FEET OF BANKING, INCORPORATING HOFFMAN'S GRILL (CITY LANDMARK) AFTER DEMOLISHING FOUR BUILDINGS.

Approved Motion No. 9681M Vote 6-0
Absent: Commissioner Salazar.

3. 83.147D - 575, 577, 579 - 27TH STREET, SOUTH SIDE BETWEEN CASTRO NOE STREETS, LOTS 3⁴, 35 AND 36 IN ASSESSOR'S BLOCK 6590; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8301996, 8301997 AND 8301998 TO CONSTRUCT A THREE-UNIT DWELLING ON EACH OF THREE LOTS.

(Continued from the Regular Meeting of April 28, 1983)

Approved/Conditions Motion No. 9682M Vote 5-2
Voting No: Commissioner Bierman and Nakashima.

4. 82.212ED - 300-350 GOUGH STREET AND 383-395 HAYES STREET, SOUTHEAST CORNER, LOT 9 IN ASSESSOR'S BLOCK 816; ADOPTION OF MOTION APPROVING BUILDING PERMIT APPLICATION NO. 8110944 WITH CONDITIONS.

(Continued from the Regular Meeting of April 28, 1983)

Public testimony taken from the following:

1. Margaret Finn, an attorney, representing the project sponsor.
2. Alice Barkley, Deputy City Attorney.

Approved/Conditions Motion No. 9683M Vote 6-1
Voting No: Commissioner Bierman.

1:30 P.M. (Cont)

5. 81.632E - 4050 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April 21, 1983)
NOTE: Proposed for continuation to May 19, 1983.

Passed motion to continue to May 19, 1983.
Vote 7-0

6. 81.632EC - 4050 17TH STREET, NORTHSIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April 21, 1983)
NOTE: Proposed for continuation to May 19, 1983.

Passed motion to continue to May 19, 1983.
Vote 7-0

7. 82.563ED - 939 CLEMENT STREET, LOTS 44 AND 45 IN ASSESSOR'S BLOCK 1442; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8210093 FOR CONSTRUCTION OF 7,340 GROSS SQUARE FEET, TWO-STORY RESTAURANT WITH PARTIAL THIRD-STORY, AFTER DEMOLITION OF TWO COMMERCIAL BUILDINGS.

(Continued from the Regular Meeting of March 10, 1983)

Passed motion to take Discretionary Review.
Vote 7-0.

8. 82.563ED - 939 CLEMENT STREET, LOTS 44 AND 45 IN ASSESSOR'S BLOCK 1442; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8210093.

(Continued from the Regular Meeting of March 10, 1983)

1:30 P.M. (Cont)

8. (Cont) Public testimony taken from the following:

1. Gordon Lau, an attorney, representing the project sponsor.
2. Luis Sanchez, the project architect.
3. Bill Young, the project sponsor.
4. Martin Eng, in support.
5. Sandy Wong, in support.
6. Marco Vinelli, in support.
7. Peter Winkle, in support.
8. Mary Chan, in support.
9. Jonathan Baulkley, representing the Planning Association of the Richmond, in opposition.
10. Julian Standern, in opposition.
11. Linda Jo Fitz, in opposition.
12. Sue Danielson, in opposition.
13. Elinore Davis, in opposition.
14. Dorothy Lanthrop, in opposition.
15. Nancy Russell, in opposition.
16. Benjamin Lynch, in opposition.
17. Maureen O'Roarke, in opposition.
18. Myra Kaplan, in opposition.
19. Vivian Hendricks, in opposition.
20. Dana Walsh, in opposition.
21. Bill Shepard, in opposition.

Passed a motion of intent to approve and continued to May 19, 1983.

Vote 6-1

Voting No: Commissioner Bierman.

2:15 P.M.

9. 83.100C - 1200 SACRAMENTO STREET, NORTHWEST CORNER AT TAYLOR STREET, LOT 3C IN ASSESSOR'S BLOCK 221; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A ROOF GARDEN, A STRUCTURE OVER 40 FEET IN AN R DISTRICT IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND AN 160-A HEIGHT AND BULK DISTRICT.

Approved/Conditions

Motion No. 9684M

Vote 7-0

2:15 P.M. (Cont)

10. 83.105C - 341 BROADWAY, SOUTH SIDE BETWEEN MONTGOMERY AND SANSOME STREETS, LOT 29 IN ASSESSOR'S BLOCK 164; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT OFFICES ABOVE THE GROUND FLOOR IN AN INITIATED RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to May 12, 1983.
Vote 7-0

11. 83.97CV - WALBRIDGE STREET, SOUTHWEST CORNER AT CARTER STREET, LOTS 1 AND 7 IN ASSESSOR'S BLOCK 6428; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT OFF-STREET PARKING FACILITY TO SERVE A USE PERMITTED IN AN R DISTRICT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Public testimony taken from the following:

1. Sam Leonetti, the project sponsor.
2. Henry Schindel, representing the Visitation Valley Improvement Association, in support.
3. Joyce Hall, representing the Visitation Valley Improvement Association, in support.

Disapproved Motion No. 9685M Vote 4-3
Voting No: Commissioners Klein, Salazar and Wright.

12. 83.116C - 737 BUENA VISTA WEST, WEST SIDE BETWEEN FREDERICK STREET AND CENTRAL AVENUE, LOT 12 IN ASSESSOR'S BLOCK 1256; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AN INN WITH 5 ROOMS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Motion No. 9686M Vote 6-0
Absent: Commissioner Salazar.

13. 83.36C - COLUMBUS AVENUE AND GREENWICH STREET, SOUTHWEST CORNER (21-25 SCOTLAND STREETS), LOT 33 IN ASSESSOR'S BLOCK 90; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR COMMERCIAL USE ABOVE THE GROUND FLOOR IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED R-C (RESIDENTIAL-COMMERCIAL COMBINED) DISTRICT.
(Continued from the Regular Meeting of April 7, 1983)

2:15 P.M. (Cont)

13. (Cont) Public testimony taken from the following:

1. Scott Miller, representing the applicant.
2. Sophie Lau, the project applicant.
3. Marsha Herman, in support.
4. Warren Nu, in support.
5. June Austerberg, in opposition.
6. Lu Demetic, in opposition.
7. John Richie, in opposition.

Passed a motion of intent to disapprove and continued to May 12, 1983.

Vote 7-0

14. 83.72C - 127-129 HUGO STREET, SOUTH SIDE BETWEEN 2ND AND 3RD AVENUES, LOT 24 IN ASSESSOR'S BLOCK 1751; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A DAY CARE FACILITY FOR UP TO FORTY CHILDREN IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April 7, 1983)

Application Withdrawn - No Action Required.

15. 82.70C - 1177 CALIFORNIA STREET, SOUTHEAST CORNER AT JONES STREET, ASSESSOR'S BLOCK 253A; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR RETAIL FOOD RESTAURANT IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND THE NOB HILL SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of April 7, 1983)

NOTE: Proposed for continuation to May 19, 1983.

Passed motion to continue to May 19, 1983.

Vote 7-0

3:30 P.M.

16. 82.631Q - 2772-2786 JACKSON STREET, NORTH SIDE BETWEEN DIVISADERO AND SCOTT STREETS, LOT 7 IN ASSESSOR'S BLOCK 978; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April 21, 1983)

NOTE: Proposed for continuation to May 19, 1983.

Passed motion to continue to May 19, 1983.

Vote 7-0

3:30 P.M. (Cont)

17. 82.564Q - 845 LAKE STREET, SOUTH SIDE BETWEEN 9TH AND 10TH AVENUES, LOT 43 IN ASSESSOR'S BLOC 1360; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to May 19, 1983.

Vote 7-0

18. 82.435ET - AMENDMENT TO SECTION 207 OF THE CITY PLANNING CODE AND ADDITION OF SECTION 207.2 TO THE CITY PLANNING CODE TO PERMIT ONE ADDITIONAL SECONDARY DWELLING UNIT IN OWNER-OCCUPIED, SINGLE-FAMILY HOUSES IN R DISTRICTS. (Continued from the Regular Meeting of February 17, 1983)

Public testimony taken from the following:

1. Eileen Weinreb, in support.
2. Ann Troken, representing AMFAC, Inc. in support.
3. Steve Graham, representing Housing for Seniors.
4. George Sui, representing the State Commission on Aging, in support.
5. Ramona Albright, representing the Twin Peaks Council, in opposition.
6. Anthony Sacco, representing the Outer Mission Terrace Homeowners Association, in opposition.
7. Juanita Raven, representing the West of Twin Peaks Council, in opposition.
8. Dick Martin, representing the Chamber of Commerce, in support.
9. Barbara Colesan, representing the Coalition for Better Housing, in support.
10. Vivian and John Goodwin, in support.
11. Beatrice Laws, in opposition.
12. Mike Lucas.
13. John Bardis, in opposition.
14. Benny Yee

Passed motion to continue to June 2, 1983.

Vote 7-0

5:00 P.M.

19. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207773-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS 3,460 SQUARE FEET OF OFFICE SPACE, 3,260 SQUARE FEET OF RETAIL SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of April 7, 1983)

Public testimony taken from the following:

1. Dick Wong, the project architect.
2. Mel Lee, a concerned citizen, in support.
3. Lim P. Lee, in support.
4. Gordon Chin, representing the Chinatown Neighborhood Improvement Resource Center.
5. Jennie Lew, representing the Committee for Better Parks and Recreation in Chinatown, in support.
6. Edwin Lee, representing the Asian Law Caucus, in support.
7. Michael Louie, representing the Chinatown TRIP, in support.
8. Stan Yee, representing the Committee for Better Parks and Recreation in Chinatown, in support.

Passed motion to continue to May 12, 1983.

Vote 7-0

6:30 P.M.

20. 82.395CE - 92 COLERIDGE STREET, NORTHWEST SIDE BETWEEN FAIR AVENUE AND VIRGINIA STREETS, LOTS 9 AND 77 IN ASSESSOR'S BLOCK 5615; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE PERMIT SIX DWELLINGS, THREE DWELLINGS EACH ON TWO LOTS, EACH WITH 4,500 SQUARE FEET WHEN 4,500 SQUARE FEET EACH IS REQUIRED IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 7, 1983)

Passed motion to continue to May 19, 1983.

Vote 7-0

MAY 5, 1983

6:30 P.M. (Cont)

21. 82.241E - 600 HARRISON STREET AT SECOND STREET, LOT 73 IN ASSESSOR'S BLOCK 3750; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR NEW CONSTRUCTION OF A 6-STORY, APPROXIMATELY 238,000 SQUARE-FOOT STRUCTURE (228,000 SQUARE FEET OFFICE, 10,000 SQUARE FEET RETAIL) ON EXISTING PARKING LOT, REQUIRING PARKING VARIANCE.

Passed a motion to close the public hearing.
Vote 7-0

NOTE: A Certified Court Reporter was present.
An official transcript has been completed
and is available, for reference purposes,
in the files of the Department of City Planning.

ADJOURNED: 12:15 A.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

CF
C55
#21
6/12/83

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
MAY 12, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 3 1983

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: None.

1:00 P.M.

1. 82.15ET - CONSIDERATION OF A PROPOSED AMENDMENT TO THE CITY PLANNING CODE TO ESTABLISH ARTICLE 7, A NEW SECTION FOR NEIGHBORHOOD COMMERCIAL DISTRICTS INCLUDING C-1, C-2, C-M, RC-1, RC-2, RC-3 AND RC-4 DISTRICTS AND THE UNION STREET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of March 24, 1983)
NOTE: Proposed for continuation to June 9, 1983.

Passed motion to continue to June 9, 1983.

Vote 5-0

Absent: Commissioners Salazar and Wright.

2. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATIONNO. 8207773-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,460 SQUARE FEET OF OFFICE SPACE, 3,260 SQUARE FEET OF RETAIL SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of May 5, 1983)
NOTE: Proposed for continuation to May 19, 1983.

Passed motion to continue to May 19, 1983.

Vote 5-0

Absent: Commissioners Salazar and Wright.

1:00 P.M. (Cont)

3. 83.105C - 341 BROADWAY, SOUTH SIDE BETWEEN MONTGOMERY AND SANSOME STREETS, LOT 29 IN ASSESSOR'S BLOCK 164; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT OFFICES ABOVE THE GROUND FLOOR IN AN INITIATED RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A C-2 (COMMUNITY BUSINESS) DISTRICT.

(Continued from the Regular Meeting of May 5, 1983)

Approved/Conditions Motion No. 9688M Vote 5-0
Absent: Commissioners Salazar and Wright.

4. 83.36C - COLUMBUS AVENUE AND GREENWICH STREET, SOUTHWEST CORNER (21-25 SCOTLAND STREETS), LOT 33 IN ASSESSOR'S BLOCK 90; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR COMMERCIAL USE ABOVE THE GROUND FLOOR IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED R-C (RESIDENTIAL-COMMERCIAL COMBINED) DISTRICT.

(Continued from the Regular Meeting of May 5, 1983 for adoption of findings. Public Hearing is closed).

Passed motion to continue to May 19, 1983

Vote 5-0

Absent: Commissioners Salazar and Wright.

1:30 P.M.

5. Current Matters

A. Director's Report.

1. VAN NESS AVENUE PLAN; LAND USE AND URBAN DESIGN POLICIES FOR NEW DEVELOPMENT ALONG A 63-BLOCK AREA AFFECTING PROPERTIES ALONG VAN NESS AVENUE FROM MARKET STREET, NORTH TO BEACH STREET. PRESENTATION OF THE PLAN TO THE COMMISSION AS AN INFORMATION ITEM.

Informational Presentation Only - No Action Required.

2. CONSIDERATION OF INITIATION OF AN OCEAN AVENUE AFFORDABLE HOUSING SPECIAL USE DISTRICT; OCEAN AVENUE BETWEEN FAXON AND MANOR STREETS.

Approved Resolution No. 9689 Vote 7-0

3. CONSIDERATION OF INITIATION OF MONTEREY BOULEVARD AFFORDABLE HOUSING SPECIAL USE DISTRICT - MONTEREY BOULEVARD AT RIDGEWOOD STREET.

Approved Resolution No. 9690 Vote 7-0

1:30 P.M. (Cont)

5. B. Commissioners' Questions and Matters.

1. CONSIDERATION OF INITIATION OF PROPOSED TEXT AMENDMENT TO SECTION 126(e) OF THE CITY PLANNING CODE TO REDUCE THE PERMITTED FLOOR AREA RATIO (FAR) IN THE C-3-0 (DOWNTOWN COMMERCIAL-OFFICE) DISTRICT FROM 14.1 TO 10.1 FOR AN EIGHT MONTH PERIOD, AND EXTEND THE PERIOD OF TIME FOR LIMITATION ON DEVELOPMENT BONUSES FOR AN EIGHT MONTH PERIOD.

Public testimony taken from the following:

1. Grant DeHart, representing the Foundation for San Francisco's Architectural Heritage.
2. Jeffrey Heller, representing Kaplan, McLaughlin and Diaz.
3. Zane Gresham, representing Morrison, & Fcerster.
4. Timothy Tosta, representing Tosta, Browning & Cincotta.
5. Les Beyers.

Approved

Resolution No. 9691

Vote 7-0

2:30 P.M.

6. 81.581C - 870 O'FARRELL STREET, NORTHWEST CORNER AT POLK STREET, A THROUGH LOT WITH FRONTAGE ON MYRTLE STREET, LOT 4 IN ASSESSOR'S BLOCK 716; REQUEST FOR AUTHOPORIZATION OF CONDITIONAL USE TO PERMIT A PLANNED UNIT DEVELOPMENT FOR A 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX CONTAINING UP TO 214 DWELLING UNITS, APPROXIMATELY 43,000 NET SQUARE FEET OF OFFICE SPACE, APPROXIMATELY 14,200 NET SQUARE FEET OF RETAIL SPACE AND PARKING FOR 175 CARS REQUIRING EXCEPTIONS TO CITY PLANNING CODE STANDARDS FOR OFF-STREET PARKING, DWELLING UNIT DENSITY, HEIGHT ABOVE 40 FEET, BUILDING BULK AND COMMERCIAL USE ABOVE THE GROUND STORY, IN A C-2 (COMMUNITY BUSINESS) DISTRICT INITIATED FOR AN RC-4 (RESIDENTIAL COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND IN A 130-E HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of April 7, 1983).

Public testimony taken from the following:

1. Ron Mahoney, the project sponsor.
2. Jerry Taylor, the project architect.
3. Ralph Butterfield, the project architect.
4. Eric Shapiro, representing the North of Market Planning Coalition (NOMPC)

2:30 P.M. (Cont)

6. (Cont) 5. Morris Phillips, representing NOMPC.
6. Bradford Paul, " "
7. Richard Parker, " "
8. Lyon L. Countz " "
9. Grant DeHart, representing HERITAGE.
10. Sue Hestor, representing San Franciscans for Reasonable Growth.
11. Carolyn Lowe, a neighborhood resident.

Passed a motion of intent to approve and continued to June 2, 1983.

7. 83.52E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR PROPOSED ADDITION TO SAN FRANCISCO ADMINISTRATIVE CODE OF CHAPTER 41, COMMONLY REFERRED TO AS THE RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE. THIS ORDINANCE, INITIATED BY THE BOARD OF SUPERVISORS, HAS THE STATED PURPOSE: TO BENEFIT THE GENERAL PUBLIC BY MINIMIZING ADVERSE IMPACT ON THE HOUSING SUPPLY AND ON DISPLACED LOW-INCOME, ELDERLY AND DISABLED PERSONS RESULTING FROM THE LOSS OF RESIDENTIAL HOTEL UNITS THROUGH THEIR CONVERSION AND DEMOLITION. THIS IS TO BE ACCOMPLISHED BY ESTABLISHING THE STATUS OF RESIDENTIAL HOTEL UNITS, BY REGULATION OF THE DEMOLITION AND CONVERSION OF RESIDENTIAL HOTEL UNITS TO OTHER USES, AND BY APPROPRIATE ADMINISTRATIVE AND JUDICIAL REMEDIES.

NOTE: Proposed for continuation to May 19, 1983.

Passed motion to continue to May 19, 1983.
Vote 7-0

8. 83.52E - PUBLIC HEARING ON THE PROPOSED ADDITION TO SAN FRANCISCO ADMINISTRATIVE CODE OF CHAPTER 41, COMMONLY REFERRED TO AS THE RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE, AS DESCRIBED ABOVE.

NOTE: Proposed for continuation to May 19, 1983.

Passed a motion to continue to May 19, 1983.
Vote 7-0

4:00 P.M.

9. 83.95C - THE WISCONSIN STREET SITE, WITHIN AN AREA GENERALLY BOUNDED BY 23RD STREET ON THE NORTH, WISCONSIN STREET ON THE EAST, 26TH STREET ON THE SOUTH AND DE HARO STREET ON THE WEST, AND INCLUDING THE NORTHWEST CORNER OF 26TH AND DE HARO STREETS, LOT 1 IN ASSESSOR'S BLOCK 4218, LOT 15 IN ASSESSOR'S BLOCK 4282A, LOTS 3, 11, 12 AND 13 IN ASSESSOR'S BLOCK 4283A; REQUEST FOR MODIFICATION OF PLANNED UNIT DEVELOPMENT AUTHORIZED BY THE CITY PLANNING COMMISSION ON FEBRUARY 11, 1982 TO ALLOW DEVELOPMENT OF UP TO 120 DWELLING UNITS AUTHORIZED ON THAT DATE WITH A DIFFERENT SITE PLAN AND BUILDING FORMS THAN STIPULATED IN THE CONDITIONS OF COMMISSION RESOLUTION NO. 9311. THE PROPOSED NEW SITE PLAN WOULD HAVE MORE PRIVATE USABLE OPEN SPACE PER DWELLING UNIT THAN THE AUTHORIZED PLAN BUT WOULD REDUCE THE AMOUNT OF COMMON OPEN SPACE AND RECREATION FACILITIES IN THE FORMER CAROLINA STREET RIGHT-OF-WAY, AND WOULD ALLOW DEMOLITION OF AN EXISTING 10-UNIT DWELLING PROPOSED FOR REHABILITATION AS THE AUTHORIZED SITE PLAN. OPEN SPACE FOR COMMUNITY USE SHOWN ON THE AUTHORIZED SITE PLAN NORTH OF 25TH STREET WOULD REMAIN UNDER THE CURRENT PROPOSAL. THE CURRENT APPLICATION WOULD SEEK MODIFICATION OF ANY CONDITIONS OF RESOLUTION NO. 9311 THAT WOULD BE INCONSISTENT WITH THE PROPOSED SITE PLAN.

Public testimony taken from the following:

1. Frederick Stout, a neighborhood resident.
2. Aieda, Anderson, " " "
3. Freddie Carter, " " "
4. Nick Andressian, " " "
5. H. Delgado, " " "
6. Lorraine Yeoman, " " "
7. Babette Drefee, " " "

Approved/Conditions Motion No. 9693M
Vote 7-0

4:30 P.M.

10. 81.245DA - DESIGNATED LANDMARK NO. 144. THE HOFFMAN GRILL, LOT 55 IN ASSESSOR'S BLOCK 3707; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF AN 18-STORY, 265-FOOT TALL OFFICE BUILDING ABOVE AND AROUND THIS LANDMARK FACING MARKET STREET AND THROUGH TO NEW MONTGOMERY STREET, ACTING ON THE PENDING RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD.

4:30 P.M. (Cont)

10. (Cont) Passed motion to continue to June 16, 1983.
Vote 7-0

11. 81.245DA - NEW MONTGOMERY PLACE, LOT 55 IN ASSESSOR'S BLOCK 3707; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8300054 FOR CONSTRUCTION OF AN 18-STORY OFFICE BUILDING CONTAINING APPROXIMATELY 240,760 GROSS SQUARE FEET AND INCORPORATING HOFFMAN'S GRILL, A CITY LANDMARK, AFTER DEMOLITION OF FOUR BUILDINGS.

Public testimony taken from the following:

1. Carol Danielson, the project sponsor.
2. Phil Siggins, an attorney, representing Mr. William Blake, an adjacent property owner.
3. William Coblenz, an attorney, representing the project sponsor.
4. Sue Hestor, representing San Franciscans for Reasonable Growth.
5. William Blake, an adjacent property owner.
6. Johathan Malone, representing the Landmarks Board.

Passed motion to continue to June 16, 1983
Vote 7-0

THE CITY PLANNING COMMISSION WILL RECESS AT 5:45 P.M. AND RECONVENE AT 7:00 P.M.

7:00 P.M.

12. UNION STREET DESIGN GUIDELINES AND PROPOSAL FOR UNION STREET SPECIAL SIGN DISTRICT. A PRESENTATION BY THE UNION STREET COMMITTEE FOR THE INFORMATION OF AN CONSIDERATION BY THE CITY PLANNING COMMISSION.

Passed motion to continue to June 16, 1983.
Vote 6-0
Absent: Commissioner Salazar.

13. 83.140D - 2117 UNION STREET, SOUTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, LOT 26 IN ASSESSOR'S BLOCK 540; CONSIDERATION OF REQUEST FOR DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8301349 PROPOSING INTERIOR REMODELING AND CHANGES TO THE BUILDING FACADE IN THE UNION STREET NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICT.

7:00 P.M. (Cont)

13. (Cont) Passed motion to take discretionary review.
Vote 4-1
Voting No: Commissioner Karasick.
Absent: Commissioners Pierman and Salazar.

14. 83.140D - 2117 UNION STREET, SOUTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, LOT 26 IN ASSESSOR'S BLOCK 540; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8301349 AS DESCRIBED ABOVE.

Passed motion to continue indefinitely.
Vote 6-0
Absent: Commissioner Salazar.

ADJOURNED: 8:20 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

EF
C55
#21
5/19/83

DOCUMENTS DEPT. 140

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
MAY 19, 1983
ROOM 282, CITY HALL
1:00 P.M.

JUN 15 1983

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: Commissioner Wright.

1:00 P.M.

1. Current Matters.
 - A. Director's Report.
 - B. Commissioners' Questions and Matters.
2. 82.70C - 1177 CALIFORNIA STREET, SOUTHEAST CORNER AT JONES STREET, ASSESSOR'S BLOCK 263A; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR RETAIL FOOD RESTAURANT IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND THE NOB HILL SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of May 5, 1983)

Passed motion to continue to May 26, 1983.
Vote 5-0
Absent: Commissioner Salazar and Wright.
3. 81.632E - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 5, 1983).
NOTE: Proposed for continuation to June 16, 1983.

Passed motion to continue to June 16, 1983.
Vote 5-0
Absent: Commissioners Salazar and Wright.

1:00 P.M. (Cont)

4. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of May 5, 1983)
NOTE: Proposed for continuation to June 16, 1983.

Passed motion to continue to June 16, 1983.

Vote 5-0

Absent: Commissioner Salazar and Wright.

5. 83.36C - COLUMBUS AVENUE AND GREENWICH STREET, NORTHWEST CORNER (21-25 SCOTLAND STREET), LOT 33 IN ASSESSOR'S BLOCK 90; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR COMMERCIAL USE ABOVE THE GROUND FLOOR IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED R-C (RESIDENTIAL-COMMERCIAL COMBINED) DISTRICT.

(Continued from the Regular Meeting of May 12, 1983 for adoption of findings)

NOTE: Public hearing is closed.

Disapproved Motion No. 9694M Vote 5-0

Absent: Commissioner Salazar and Wright.

6. 83.53C - BOSWORTH STREET, SOUTHWEST CORNER AT CHILTON AVENUE, LOTS 26 THROUGH 32 IN ASSESSOR'S BLOCK 6759 AND LOT 33 IN ASSESSOR'S BLOCK 6760; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR UP TO 20 DWELLING UNITS WITH PARKING ACCESS VIA REQUIRED REAR YARDS IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April

Passed motion to continue to June 16, 1983. Vote 5-0

1:30 P.M.

Absent: Commissioners Salazar and Wright.

7. 82.563ED - 939 CLEMENT STREET, LOTS 44 AND 45 IN ASSESSOR'S BLOCK 1442; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8210093 FOR CONSTRUCTION OF 7,340 GROSS SQUARE FEET, 2-STORY RESTAURANT WITH PARTIAL THIRD STORY, AFTER DEMOLITION OF TWO COMMERCIAL BUILDINGS.

(Continued from the Regular Meeting of May 5, 1983)

NOTE: Proposed for continuation to May 26, 1983.

Approved/Conditions Motion No. 9695M Vote 4-1

Voting No: Commissioner Bierman.

Absent: Commissioner Salazar and Wright.

1:30 P.M. (Cont)

8. 83.74ED - 775-795 DIVISADERO STREET, SOUTHWEST CORNER AT FULTON STREET, LOT 1 IN ASSESSOR'S BLOCK 1182; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8301478 AND 8301479 PROPOSING RETAIL STRUCTURES HAVING TOTAL FLOOR AREA OF 9,950 SQUARE FEET WITH PARKING FOR 22 CARS IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN THE DIVISADERO STREET AUTO-ORIENTED USE DISCRETIONARY REVIEW POLICY AREA.

Passed motion to continue to June 9, 1983.

Vote 5-0

Absent: Commissioners Salazar and Wright.

9. 83.21E - 440 TURK STREET, NORTH SIDE BETWEEN HYDE AND LARKIN STREETS, LOT 5 IN ASSESSOR'S BLOCK 336; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A MIXED USE BUILDING UP TO 130 FEET IN HEIGHT, WITH 89 DWELLING UNITS FOR THE ELDERLY, 25,000 SQUARE FEET OF OFFICES AND 40-50 PARKING SPACES, AFTER DEMOLISHING A 16,850 SQUARE FOOT OFFICE BUILDING AND REMOVING A 30-SPACE PARKING LOT, REQUIRING CONDITIONAL USE AUTHORIZATION AND A MASTER PLAN REFERRAL.

NOTE: Proposed for indefinite continuation.

Passed motion to continue indefinitely.

Vote 6-0

Absent: Commissioner Wright.

2:00 P.M.

10. 83.25EZ - 29-31 HILL STREET, SOUTH SIDE BETWEEN GUERRERO AND VALENCIA STREETS, LOT 81 IN ASSESSOR'S BLOCK 3617; REQUEST TO RE-CLASSIFY PROPERTY FROM AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Disapproved Resolution No. 9696M Vote 6-0
Absent: Commissioner Wright.

2:00 P.M. (Cont)

11. 83.115ZC - 30 HOFF STREET, WEST SIDE, A THROUGH LOT TO RONDEL PLACE BETWEEN 16TH AND 17TH STREETS, LOT 84 IN ASSESSOR'S BLOCK 3569; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT PARKING FOR APPROXIMATELY 36 VEHICLES ABOVE THE GROUND FLOOR IN C-M (HEAVY COMMERCIAL) AND P (PUBLIC) DISTRICTS RECOMMENDED FOR RECLASSIFICATION TO AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to July 7, 1983.

Vote 6-0

Absent: Commissioner Wright.

12. 82.395CE - 92 COLERIDGE STREET, NORTHWEST SIDE BETWEEN FAIR AVENUE AND VIRGINIA STREETS, LOTS 9 AND 77 IN ASSESSOR'S BLOCK 5615; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SIX DWELLINGS, THREE DWELLINGS EACH ON TWO LOTS EACH WITH 4,500 SQUARE FEET WHEN 4,500 SQUARE FEET EACH IS REQUIRED IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 5, 1983.

NOTE: A Certified Court Reporter was present.
An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

Approved/Conditions Motion No. 9698M Vote 5-1
Voting No: Commissioner Bierman.
Absent: Commissioner Wright.

13. 83.99EC - 644 BROADWAY STREET, NORTH SIDE BETWEEN STOCKTON STREET AND COLUMBUS AVENUE, LOT 6 IN ASSESSOR'S BLOCK 146; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A STRUCTURE OVER 40 FEET (APPROXIMATELY 45 FEET) IN AN R DISTRICT (INITIATED RC-1) (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A 65-FOOT HEIGHT AND BULK DISTRICT.

Approved/Conditions Motion No. 9697M Vote 6-0
Absent: Commissioner Wright.

3:00 P.M.

14. 82.631Q - 2772-2786 JACKSON STREET, NORTH SIDE BETWEEN DIVISADERO AND SCOTT STREETS, LOT 7 IN ASSESSOR'S BLOCK 978; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of May 5, 1983).

NOTE: Proposed for continuation to June 16, 1983.

Passed motion to continue to June 16, 1983.

Vote 6-0

Absent: Commissioner Wright.

15. 82.565Q - 990-998 UNION STREET, NORTHEAST CORNER AT JONES STREET, LOT 10 IN ASSESSOR'S BLOCK 99; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

(Continued from the Regular Meeting of April 21, 1983)

NOTE: Proposed for continuation to June 16, 1983.

Passed motion to continue to June 16, 1983.

Vote 6-0

Absent: Commissioner Wright.

16. 82.564Q - 845 LAKE STREET, SOUTH SIDE BETWEEN 9TH AND 10TH AVENUES, LOT 43 IN ASSESSOR'S BLOCK 1360; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of May 5, 1983)

Passed motion to continue to June 16, 1983.

Vote 6-0

Absent: Commissioner Wright.

17. 83.81L - CONSIDERATION OF THE McMORRY-LAGAN HOUSE AT 188-198 HAIGHT STREET, LOT 11 IN ASSESSOR'S BLOCK 852, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to June 16, 1983.

Vote 6-0

Absent: Commissioner Wright.

3:00 P.M. (Cont)

18. 83.117C - 348 CHURCH STREET, WEST SIDE BETWEEN 15TH AND 16TH STREETS; LOT 5 IN ASSESSOR'S BLOCK 3558; REQUEST FOR CONTINUANCE OF NON-CONFORMING RUG CLEANING PLANT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions Motion 9699M Vote 6-0
Absent: Commissioner Wright.

19. 82.494C - 3400-3402 16TH STREET, NORTHWEST CORNER AT CHURCH STREET, LOTS 8 AND 9 IN ASSESSOR'S BLOCK 3558; REQUEST FOR CONTINUANCE OF NON-CONFORMING SCHOOL SUPPLY WAREHOUSE IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions Motion No. 9700 Vote 6-0
Absent: Commissioner Wright.

3:30 P.M.

20. 82.569U - 325-327 CASTRO STREET, WEST SIDE BETWEEN 16TH AND MARKET STREETS, LOT 17 IN ASSESSOR'S BLOCK 3562; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR CONVERSION OF TWO DWELLING UNITS TO COMMERCIAL OFFICE SPACE (ALREADY IN EXISTENCE WITHOUT PROPER PERMITS) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.

Passed motion to continue to June 2, 1983.
Vote 6-0

Absent: Commissioner Wright.

21. 82.568U - 1830 UNION STREET, NORTH SIDE BETWEEN OCTAVIA AND LAGUNA STREETS, LOT 11 IN ASSESSOR'S BLOCK 530; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT EXPANSION TO BE USED AS ACCESSORY STORAGE SPACE WITH APPROXIMATELY 330 SQUARE FEET OF NEW CONSTRUCTION AT THE REAR PORTION OF THE LOT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

NOTE: Proposed for continuation to June 30, 1983.

Passed motion to continue to June 30, 1983.

Vote 6-0

Absent: Commissioner Wright.

3:30 P.M. (Cont.)

22. 83.172U - 401 VALENCIA STREET, SOUTHEAST CORNER AT 15TH STREET, LOT 29 IN ASSESSOR'S BLOCK 3554; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR SALE OF LIQUOR FOR OFF-PREMISES CONSUMPTION WITHIN AN EXISTING DELICATESSEN/RESTAURANT IN A C-M (HEAVY COMMERCIAL) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

Approved/Condition Motion No. 9701M Vote 6-0
Absent: Commissioner Wright

23. 83.170U - 2257 MARKET STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 17 IN ASSESSOR'S BLOCK 3559; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR MODIFYING CONDITIONS IN MOTION NO. 9598M FOR A NEW RESTAURANT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9703M Vote 5-0
Absent: Commissioners Salazar and Wright.

24. 83.169U - 444-448 CASTRO STREET, WEST SIDE BETWEEN MARKET AND 18TH STREETS, LOT 6 IN ASSESSOR'S BLOCK 2647; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR MODIFYING AN ALREADY APPROVED NEW CONSTRUCTION PROJECT FOR A SAVINGS AND LOAN BY ADDING A BASEMENT TO BE USED AS STORAGE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9702M Vote 5-1
Voting No: Commissioner Bierman
Absent: Commissioner Wright.

25. 83.136U - 1704 UNION STREET, NORTHWEST CORNER AT GOUGH STREET, LOT 2A IN ASSESSOR'S BLOCK 529; REQUEST FOR AUTHORIZATION OF SPECIAL USE OF AN ACCESSORY PARKING SPACE TO COMMERCIAL SPACE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9704M Vote 5-0
Absent: Commissioners Salazar and Wright.

3:30 P.M. (Cont)

26. 83.124U - 3006 BUCHANAN STREET, NORTHEAST CORNER AT UNION STREET, LOT 14 IN ASSESSOR'S BLOCK 531; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION WITHIN AN EXISTING DELICATESSEN/FAST FOOD ESTABLISHMENT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9705M Vote 5-0
Absent: Commissioners Salazar and Wright.

27. 83.122U - 3872-3874 24TH STREET, NORTH SIDE BETWEEN SANCHEZ AND VICKSBURY STREETS, LOT 17 IN ASSESSOR'S BLOCK 3652; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR CONVERSION OF A SECOND FLOOR RESIDENTIAL UNIT TO COMMERCIAL OFFICE SPACE (SPACE ALREADY BEING USED COMMERCIALLY WITHOUT PROPER PERMITS) IN AN RC-1 (RESIDENTIAL-COMMERCIAL, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

Passed motion to continue to June 9, 1983.
Vote 6-0
Absent: Commissioner Wright.

4:30 P.M.

28. 81.400ED - POST-MASON HOTEL, 500-524 POST NEAR MASON, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 297; PUBLIC HEARING OF THE DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT 315,000 SQUARE-FOOT, 21-STORY, 350 GUEST ROOM HOTEL WITH 140 PARKING SPACES IN 5 SUBSURFACE LEVELS; DEMOLITION OF A 3-LEVEL PARKING GARAGE; REQUIRING CONDITIONAL USE AUTHORIZATION.

Passed motion to close the public hearing.
Vote 6-0
Absent: Commissioner Wright.

NOTE: A Certified Court Reporter was present.
An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

6:00 P.M.

EXECUTIVE SESSION - TO CONFER WITH COUNSEL ON PENDING LEGISLATION.

Completed.

6:30 P.M.

29. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HANG AH ALLEY, AND PAGÓDA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 820773-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,400 SQUARE FEET OF OFFICE SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) AND 160-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of May 12, 1983)

Public testimony taken from the following:

1. Peter Bosselman, Lecturer, University of California at Berkeley.
2. Dick Wong, the project architect.
3. Tom Malloy, General Manager, Recreation and Park Department.
4. Betty Landis, Open Space Citizens Advisory Committee.
5. Richard Livingston, Open Space Citizens Advisory Committee.
6. Jennie Lew, Committee for Better Parks and Recreation in Chinatown.
7. Mel Lee.

Passed motion to continue to June 16, 1983.

Vote 5-1

Voting No: Commissioner Salazar

Absent: Commissioner Wright.

7:00 P.M.

30. 83.52E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR PROPOSED ADDITION TO SAN FRANCISCO ADMINISTRATIVE CODE OF CHAPTER 41, COMMONLY REFERRED TO AS THE RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE. THIS ORDINANCE, INITIATED BY THE BOARD OF SUPERVISORS, HAS THE STATED PURPOSE: TO BENEFIT THE GENERAL PUBLIC BY MINIMIZING ADVERSE IMPACT ON THE HOUSING SUPPLY AND ON DISPLACED LOW-INCOME, ELDERLY AND DISABLED PERSONS RESULTING FROM THE LOSS OF RESIDENTIAL HOTEL UNITS THROUGH THEIR CONVERSION AND DEMOLITION. THIS IS TO BE ACCOMPLISHED BY ESTABLISHING THE STATUS OF RESIDENTIAL HOTEL HOTEL UNITS, BY REGULATION OF THE DEMOLITION AND CONVERSION CONVERSION OF RESIDENTIAL HOTEL UNITS TO OTHER USES, AND BY APPROPRIATE ADMINISTRATIVE AND JUDICIAL REMEDIES.

(Continued from the Regular Meeting of May 12, 1983)

6:30 P.M. (Cont)

30. (Cont) Closed the public hearing and continued to June 2, 1983.
Vote 5-0
Absent: Commissioners Klein and Wright.

7:00 P.M.

31. 83.52E - PUBLIC HEARING ON THE PROPOSED ADDITION TO SAN FRANCISCO ADMINISTRATIVE CODE OF CHAPTER 41, COMMONLY REFERRED TO AS THE RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE, AS DESCRIBED ABOVE.
(Continued from the Regular Meeting of May 12, 1983)

Closed the public hearing and continued to June 2, 1983.
Vote 5-0
Absent: Commissioners Klein and Wright.

ADJOURNED: 10:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

SF
C55
#21

5/26/83

DOCUMENTS DEPT.

✓ SAN FRANCISCO
CITY PLANNING COMMISSION
✓ SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
✓ MAY 26, 1983
ROOM 282, CITY HALL
1:00 P.M.

JUL 14 1983

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima and Wright.

ABSENT: Commissioner Rosenblatt and Salazar.

2:00 P.M.

1. 82.70C - 1177 CALIFORNIA STREET, SOUTHEAST CORNER AT JONES STREET, ASSESSOR'S BLOCK 263A; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR RETAIL FOOD RESTAURANT IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND THE NOB HILL SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of May 19, 1983)

Passed motion to continue to July 7, 1983.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar.

ADJOURNED: 2:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTER, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

SF
C55

21

6/16/83

DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JUNE 16, 1983
ROOM 282, CITY HALL
1:00 P.M.

JUL 14 1983
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt
Salazar and Wright.

ABSENT: None,

1:00 P.M.

1. Current Matters.
 - A. Directors Report.
 - B. Commissioners' Questions and Matters.

CONSIDERATION OF RESOLUTION TO INITIATE AMENDMENT TO THE CITY PLANNING CODE TO PRECLUDE SECOND UNITS IN SINGLE-FAMILY AND MULTI-FAMILY ZONED AREAS OTHERWISE PERMITTED UNDER STATE OF CALIFORNIA SENATE BILL NO. 1534 (MELLO) APPROVED BY THE GOVERNOR SEPTEMBER 27, 1982, EXCEPT WHERE SECOND UNITS ARE CURRENTLY PERMITTED UNDER SECTION 209.1(c) FOR RH-1(s) DISTRICTS AND SECTION 209.1(m) FOR UNITS DESIGNED FOR AND OCCUPIED BY SENIOR CITIZENS OR PHYSICALLY HANDICAPPED PERSONS.

Approved Resolution No. 9720 Vote 6-1
Voting No: Commissioner Karasick.

1:15 P.M.

2. FURTHER CONSIDERATION OF THE UNION STREET DESIGN GUIDELINES.
NOTE: Proposed for continuation to June 23, 1983.

Passed motion to continue to June 23, 1983.
Vote 6-0
Absent: Commissioner Salazar.

3. UNION STREET SPECIAL SIGN DISTRICT INITIATION.
NOTE: Proposed for continuation to June 23, 1983.

Passed motion to continue to June 23, 1983.
Vote 6-0
Absent: Commissioner Salazar.

1:30 P.M.

4. 82.29E - 832 FOLSOM STREET NEAR 4TH STREET, LOT 17 IN ASSESSOR'S BLOCK 3733; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 10-STORY, 55,000 GROSS SQUARE FEET OF GROUND FLOOR RETAIL SPACE, THREE LEVELS OF PARKING (81 SPACES), AND SIX LEVELS (49,365 SQUARE FEET) OF OFFICE SPACE. PROJECT WOULD REMOVE 40 EXISTING PARKING SPACES.

Appeal withdrawn - No Action Required

2:00 P.M.

5. 81.632EC - 4050 - 17TH STREET, NORTHSIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 19, 1983)

NOTE: = Proposed for indefinite continuation.

Passed motion to continue indefinitely.

Vote 7-0

6. 81.632EC - 4050 - 17TH STREET, NORTHSIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 19, 1983)

NOTE: = Proposed for indefinite continuation.

Passed motion to continue indefinitely.

7. 82.631Q - 2772-2786 JACKSON STREET, NORTH SIDE BETWEEN DIVISADERO AND SCOTT STREETS, LOT 7 IN ASSESSOR'S BLOCK 978; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 7-UNIT CONDO-MINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 19, 1983)

Approved/Conditions Motion No. 9717M Vote 6-1
Voting No: Commissioner Bierman.

2:00 P.M. (Cont)

8. 82.565Q - 990-999 UNION STREET, NORTHEAST CORNER AT JONES STREET, LOT 10 IN ASSESSOR'S BLOCK 99; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

(Continued from the Regular Meeting of May 19, 1983)

Approved/Conditions Motion No. 9718M Vote 6-1
Voting No: Commissioner Bierman.

9. '82.564Q - 845 LAKE STREET, SOUTH SIDE BETWEEN 9TH AND 10TH AVENUES, LOT 43 IN ASSESSOR'S BLOCK 1360; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 19, 1983)

NOTE: Proposed for indefinite continuation.

Continued indefinitely. Vote 7-0

10. 83.81L - CONSIDERATION OF THE McMORRY-LAGAN HOUSE AT 188-198 HAIGHT STREET, LOT 11 IN ASSESSOR'S BLOCK 852, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of May 19, 1983)

Approved Resolution No. 9719 Vote 7-0

2:30 P.M.

11. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207773-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,400 SQUARE FEET OF OFFICE SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of May 19, 1983)

2:30 P.M. (Cont)

11. (Cont)

Public testimony taken from the following:

1. Mel Lee, private citizen.
2. Tom Hsuh, representing the Chinatown Improvement Association.
3. Dick Sklar, private citizen.
4. George Angcia
5. Mrs. A. Lee
6. Louis Hap Lee private citizen.
7. Ed Lee, representing the Asian Law Caucus.
8. Jennie Lew, representing the Committee for Better Parks and Recreation in Chinatown.
9. Burk Delvanthol, Deputy City Attorney
10. Betty Landis, representing the Citizens for Open Space Advisory Committee.
11. Sue Lee representing the Chinatown TRIP.
12. Beverly Karnatz, representing the Committee for Better Parks and Recreation in Chinatown.
13. Gordon Chin, representing the Chinatown Neighborhood Improvement Resource Center.

Passed a motion of intent to approve and continued to June 23 1983.

Vote 4 3

Voting No: Commissioners Bierman, Karasick and Nakashima.

12. 83.53C - BOSWORTH STREET, SOUTHWEST CORNER AT CHILTON AVENUE LOTS 26 THROUGH 32 IN ASSESSOR'S BLOCK 6759 AND LOT 33 IN ASSESSORS' BLOCK 6760: REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR UP TO 20 DWELLING UNITS WITH PARKING ACCESS VIA REQUIRED REAR YARDS IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of May 19, 1983)

Public testimony taken from the following:

1. Bernie Kelly, the project co-sponsor.
2. John Beltz, the project architect.
3. Bruce Ronacher, representing the Glen Park Association's Planning and Zoning Committee, in support.
4. Richard McFarland a neighborhood resident, in opposition.
5. Foo Lino Chaing, a neighborhood resident, in opposition.
6. Jim Gervanis, a neighborhood resident, in opposition.
7. Ethel Martin a neighborhood resident, in support.
8. Mrs. A. Vega, " " " " , in opposition.
9. Tom Hayes, the project co-sponsor.

Passed motion to continue to June 30, 1983.

Vote 7 0.

3:30 P.M.

13. 81.245DA - DESIGNATED LANDMARK NO. 144, THE HOFFMAN GRILL, LOT 55 IN ASSESSOR'S BLOCK 3707; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF AN 18-STORY, 265-FOOT TALL OFFICE BUILDING ABOVE AND AROUND THIS LANDMARK FACING MARKET STREET AND THROUGH TO NEW MONTGOMERY STREET; ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, FOR APPROVAL.

(Continued from the Regular Meeting of May 12, 1983)

Passed motion to continue to June 30, 1983.
Vote 7-0

14. 81.245DA - NEW MONTGOMERY PLACE, LOT 55 IN ASSESSOR'S BLOCK 3707; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8300054 FOR CONSTRUCTION OF AN 18-STORY BUILDING CONTAINING APPROXIMATELY 240,760 GROSS SQUARE FEET AND INCORPORATING HOFFMAN'S GRILL, A CITY LANDMARK, AFTER DEMOLITION OF FOUR BUILDINGS.

(Continued from the Regular Meeting of May 12, 1983)

NOTE: FOR ITEMS NO's. 13 AND 14, A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN COMPLETED AND IS AVAILABLE, FOR REFERENCE PURPOSES, IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

Passed motion to continue to June 30, 1983.
Vote 7-0

4:30 P.M.

15. 82.435ET - AMENDMENT TO SECTION 207 OF THE CITY PLANNING CODE AND ADDITION OF SECTION 207.2 TO THE CITY PLANNING CODE TO PERMIT ONE ADDITIONAL SECONDARY DWELLING UNIT IN OWNER-OCCUPIED, SINGLE-FAMILY HOMES IN R DISTRICTS.

(Continued from the Regular Meeting of June 2, 1983)

Passed motion to continue to July 7, 1983.
Vote 7-0

16. 81.581C - 870 O'FARRELL STREET, NORTHWEST CORNER AT POLK STREET, A THROUGH LOT WITH FRONTRAGE ON MYRTLE STREET, LOT 4 IN ASSESSOR'S BLOCK 716; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A PLANNED UNIT DEVELOPMENT FOR A 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX CONTAINING UP TO 214 DWELLING UNITS, APPROXIMATELY 43,000 NET SQUARE FEET OF OFFICE SPACE, APPROXIMATELY 14,200 NET SQUARE FEET OF

4:30 P.M. (Cont)

16. (Cont) RETAIL SPACE AND PARKING FOR 175 CARS REQUIRING EXCEPTIONS TO CITY PLANNING CODE STANDARDS FOR OFF-STREET PARKING, DWELLING UNIT DENSITY, HEIGHT ABOVE 40 FEET, BUILDING BULK AND COMMERCIAL USE ABOVE THE GROUND STORY, IN A C-2 (COMMUNITY BUSINESS) DISTRICT INITIATED FOR AND RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND IN A 130-E HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of June 2, 1983)
NOTE: Proposed for continuation to June 23, 1983.

Passed motion to continue to June 23, 1983.

Vote 7-0

5:00 P.M.

17. 81.493ED - 71 STEVENSON STREET NEAR ECKER, LOTS 28, 29 IN ASSESSOR'S BLOCK 3708; CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 24-STORY BUILDING CONTAINING APPROXIMATELY 365,000 GROSS SQUARE FEET AND 35 PARKING SPACES, REQUIRING DEMOLITION OF TWO BUILDINGS.

Approved/Certification Motion No. 9721M Vote 6-1
Voting No: Commissioner Bierman.

18. 81.493ED - 71 STEVENSON STREET NEAR ECKER, LOTS 28 AND 29 IN ASSESSOR'S BLOCK 3708; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8201154; PROPOSAL TO CONSTRUCT A 24-STORY BUILDING CONTAINING APPROXIMATELY 365,000 GROSS SQUARE FEET AND 35 PARKING SPACES, REQUIRING DEMOLITION OF TWO BUILDINGS.

NOTE: FOR ITEM NO's 17 AND 18, A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN COMPLETED AND IS AVAILABLE, FOR REFERENCE PURPOSES, IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

Approved/Conditions Motion No. 9722M Vote 6-1
Voting No: Commissioner Bierman.

19. 83.207ETZ - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED MONTEREY BOULEVARD AFFORDABLE HOUSING SPECIAL USE DISTRICT HAVING AS ITS PURPOSE THE DEVELOPMENT OF AFFORDABLE HOME OWNERSHIP OPPORTUNITIES FOR MODERATE-INCOME HOUSEHOLDS UNDER CITY-FINANCED PROGRAMS THROUGH

5:00 P.M. (Cont)

19. (Cont)

THE GRANTING OF DENSITY BONUSES TO PERMIT A DENSITY OF UP TO ONE UNIT FOR EACH 400 SQUARE FEET OF LOT AREA IN THE AREA DESCRIBED AS BOUNDED BY A LINE BEGINNING AT THE NORTHEAST INTERSECTION OF MONTEREY BOULEVARD AND RIDGEWOOD AVENUE, THENCE NORTHERLY ALONG RIDGEWOOD AVENUE 100 FEET, THENCE AT A RIGHT ANGLE EASTERLY 150 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 100 FEET TO MONTEREY BOULEVARD, THENCE AT A RIGHT ANGLE WESTERLY 150 FEET TO THE POINT OF BEGINNING: AND BEGINNING AT THE SOUTHEAST INTERSECTION OF MONTEREY BOULEVARD AND RIDGEWOOD AVENUE, THENCE EASTERLY ALONG MONTEREY BOULEVARD 125 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 100 FEET, THENCE AT A RIGHT ANGLE WESTERLY 125, THENCE AT A RIGHT ANGLE NORTHERLY 100 FEET TO THE POINT OF BEGINNING; THE PROPERTIES WITHIN THIS SPECIAL USE DISTRICT TO BE COMPRISED OF ASSESSOR'S BLOCK 3095, LOTS 23, 24, 25 AND 26, AND ASSESSOR'S BLOCK 3114, LOT 51.

Passed motion to continue to June 30, 1983.

Vote 7-0

5:30 P.M.

20. 83.206ETZ - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED OCEAN AVENUE AFFORDABLE HOUSING SPECIAL USE DISTRICT HAVING AS ITS PURPOSE THE DEVELOPMENT OF AFFORDABLE HOME OWNERSHIP OPPORTUNITIES FOR MODERATE-INCOME HOUSEHOLDS UNDER CITY-FINANCED PROGRAMS THROUGH THE GRANTING OF DENSITY BONUSES TO PERMIT A DENSITY OF UP TO ONE UNIT FOR EACH 400 SQUARE FEET OF LOT AREA IN THE AREA GENERALLY DESCRIBED AS BOUNDED BY A LINE BEGINNING AT THE NORTHWEST INTERSECTION OF OCEAN AVENUE AND MANOR DRIVE, THENCE NORTHERLY ALONG MANOR DRIVE TO THE REAR LOT LINE OF THOSE LOTS FRONTING ON THE NORTH SIDE OF OCEAN AVENUE, THENCE EAST ALONG SAID REAR LOT LINES CROSSING LAKWOOD, FAIRFIELD AND KEYSTONE WAYS TO FAXON AVENUE, THENCE SOUTH ALONG FAXON AVENUE ACROSS OCEAN AVENUE TO THE REAR LOT LINE OF THOSE LOTS FRONTING ON THE SOUTH SIDE OF OCEAN AVENUE, THENCE WESTERLY ALONG SAID REAR LOT LINES CROSSING JULES AND ASHTON AVENUES TO VICTORIA STREET, THENCE NORTHERLY ALONG OCEAN AVENUE, THENCE WESTERLY ALONG OCEAN AVENUE TO MANOR DRIVE, THENCE NORTHERLY ALONG MANOR DRIVE TO THE POINT OF BEGINNING: THE PROPERTIES WITHIN THE SPECIAL USE DISTRICT TO BE COMPRISED OF ASSESSOR'S BLOCK 3281, LOTS 20, 20A 20B, 20C, 20D AND 20E; ASSESSOR'S BLOCK 3282, LOTS 27, 27A, 27B AND 27C; ASSESSOR'S BLOCK 2183, LOTS 3, 86 AND

5:30 P.M. (Cont)

20. (Cont) 88; ASSESSOR'S BLOCK 3191, LOT 10; ASSESSOR'S BLOCK 6915, LOTS 1, 17, 18, 19, 20, 22, 24, 25, 27, 29, 29, 31, 32, 34, 34A, AND A PORTION OF LOT 35; ASSESSOR'S BLOCK 6933, LOTS 32, 34, 35 AND 40; AND ASSESSOR'S BLOCK 6934, LOTS 1, 1A, 32, 25 AND 27.

Passed motion to continue to June 30, 1983.
Vote 7-0

ADJOURNED: 10:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

UF
CS5
#24
7/7/83

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JULY 7, 1983
ROOM 282, CITY HALL
1:00 P.M.

BIBLIOGRAPHY

AUG 19 1985

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PRESENT: Commissioners Bierman, Klein, Nakashima, Rosenblatt and Salazar, Wortman, Wright.

ABSENT: Commissioner Nakashima.

12:00 NOON

FIELD TRIP - To view the sites of Matters scheduled for future consideration by the City Planning Commission.

Cancelled.

1:00 P.M.

1. Current Matters.

A. Director's Report

1. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO APPLY FOR, ACCEPT AND EXPEND \$178,000 FROM THE FEDERAL ENERGY CONSERVATION BANK FOR MULTIFAMILY ENERGY CONSERVATION ACTIVITIES.

Approved Resolution No. 9737 Vote 4-0
Absent: Commissioners Klein, Nakashima and Salazar.

2. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A CONTRACT WITH MR. DOUGLAS DETLING, CONSULTING EDITOR, FOR EDITING ASSISTANCE ON THE DOWNTOWN PLAN REPORT FOR AN AMOUNT NOT TO EXCEED \$2,500.

Approved Resolution No. 9738 Vote 4-0
Absent: Commissioners Klein, Nakashima and Salazar.

2:00 P.M. CITY PLANNING COMMISSION HEARING ON THE IMPLEMENTATION OF THE REMOVAL AND CONFORMITY REQUIREMENTS OF SECTION 609.12 OF THE CITY PLANNING CODE FOR THE UPPER MARKET STREET SPECIAL SIGN DISTRICT.

Informational Matter - No Action Required

2:00 P.M. (Cont)

3. 81.581C - 870 O'FARRELL STREET, NORTHWEST CORNER AT POLK STREET, A THROUGH LOT WITH FRONTAGE ON MYRTLE STREET, LOT 4 IN ASSESSOR'S BLOCK 716; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A PLANNED UNIT DEVELOPMENT FOR A 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX CONTAINING UP TO 214 DWELLING UNITS, APPROXIMATELY 43,000 NET SQUARE FEET OF OFFICE SPACE, APPROXIMATELY 14,200 NET SQUARE FEET OF RETAIL SPACE AND PARKING FOR 175 CARS, REQUIRING EXCEPTION TO CITY PLANNING CODE STANDARDS FOR OFF-STREET PARKING, DWELLING UNIT DENSITY, HEIGHT ABOVE 40-FEET, BUILDING BULK AND COMMERCIAL USE ABOVE THE GROUND STORY, IN A C-2 (COMMUNITY BUSINESS) DISTRICT INITIATED FOR AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND IN A 130-E HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of June 30, 1983.

Approved/Conditions Motion 9739M Vote 4-1

Voting No: Commissioners Bierman.

Absent: Commissioners Nakashima and Salazar.

4. 83.53C - BOSWORTH STREET, SOUTHWEST CORNER AT CHILTON AVENUE, LOTS 26 THROUGH 32 IN ASSESSOR'S BLOCK 6759 AND LOT 33 IN ASSESSOR'S BLOCK 6760; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR UP TO 20 DWELLING UNITS WITH PARKING ACCESS VIA REQUIRED REAR YARDS IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of June 30, 1983)

Approved/Conditions Motion 9740M Vote 5-0

Absent: Commissioners Nakashima and Salazar.

5. 83.206ETZ - OCEAN AVENUE AFFORDABLE HOUSING SPECIAL USE DISTRICT HAVING AS ITS PURPOSE THE DEVELOPMENT OF AFFORDABLE HOME OWNERSHIP OPPORTUNITIES FOR MODERATE-INCOME HOUSEHOLDS UNDER CITY-FINANCED PROGRAMS THROUGH THE GRANTING OF DENSITY BONUSES TO PERMIT A DENSITY OF UP TO ONE UNIT FOR EACH 400 SQUARE FEET OF LOT AREA IN THE AREA GENERALLY DESCRIBED AS BOUNDED BY A LINE BEGINNING AT THE NORTHWEST INTERSECTION OF OCEAN AVENUE AND MANOR DRIVE, THENCE NORTHERLY ALONG MANOR DRIVE TO THE REAR LOT LINE OF THOSE LOTS FRONTING ON THE NORTH SIDE OF OCEAN AVENUE, THENCE EAST ALONG SAID REAR LOT LINES CROSSING LAKWOOD, FAIRFIELD AND KEYSTONE WAYS TO FAXON AVENUE, THENCE SOUTH ALONG FAXON AVENUE ACROSS OCEAN AVENUE TO THE REAR LOT LINE OF THOSE LOTS FRONTING ON THE SOUTH SIDE OF OCEAN AVENUE, THENCE WESTERLY ALONG SAID REAR LOT LINES CROSSING JULES AND ASHTON AVENUES TO VICTORIA STREET, THENCE NORTHERLY ALONG OCEAN AVENUE, THENCE WESTERLY ALONG OCEAN AVENUE TO MANOR DRIVE, THENCE NORTHERLY ALONG MANOR DRIVE TO THE POINT OF BEGINNING; THE PROPERTIES WITHIN THE SPECIAL USE DISTRICT TO BE COMPRISED OF ASSESSOR'S BLOCK 3279, LOTS 12 12A, ASSESSOR'S BLOCK 3280, LOT 18, ASSESSOR'S BLOCK 3281, LOTS 20, 20A, 20B, 20C, 20D AND 20E;

2:00 P.M. (Cont)

5. (Cont)

ASSESSOR'S BLOCK 3282, LOTS 27, 27A, 27B AND 27C; ASSESSOR'S BLOCK 3283, LOTS 3, 86 AND 88; ASSESSOR's block 3191, LOT 10; ASSESSOR'S BLOCK 6915; LOTS 1, 17, 18, 19, 20, 22, 24, 25, 27, 29, 31, 32, 34, 34A, AND A PORTION OF LOT 35 IN ASSESSOR'S BLOCK 6933; LOTS 32, 34, 35 AND 40; AND ASSESSOR'S BLOCK 6934, LOTS 1, 1A, 22, 25 AND 27.

(Continued from the Regular Meeting of June 30, 1983)

Approved Resolution No. 9741 Vote 5-0

Absent: Commissioner's Nakashima and Salazar.

6. 83.207ETZ - MONTEREY BOULEVARD AFFORDABLE HOUSING SPECIAL USE DISTRICT HAVING AS ITS PURPOSE THE DEVELOPMENT OF AFFORDABLE HOME OWNERSHIP OPPORTUNITIES FOR MODERATE-INCOME HOUSEHOLDS UNDER CITY-FINANCED PROGRAMS THROUGH THE GRANTING OF DENSITY BONUSES TO PERMIT A DENSITY OF UP TO ONE UNIT FOR EACH 400 SQUARE FEET OF LOT AREA IN THE AREA DESCRIBED AS BOUNDED BY A LINE BEGINNING AT THE NORTHEAST INTERSECTION OF MONTEREY BOULEVARD AND RIDGEWOOD AVENUE, THENCE NORTHERLY ALONG RIDGEWOOD AVENUE 100 FEET, THENCE AT A RIGHT ANGLE EASTERLY 150 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 100 FEET TO MONTEREY BOULEVARD, THENCE AT A RIGHT ANGLE WESTERLY 150 FEET TO THE POINT OF BEGINNING; AND BEGINNING AT THE SOUTHEAST INTERSECTION OF MONTEREY BOULEVARD AND RIDGEWOOD AVENUE, THENCE EASTERLY ALONG MONTEREY BOULEVARD 125 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 100 FEET, THENCE AT A RIGHT ANGLE WESTERLY 125 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 100 FEET TO THE POINT OF BEGINNING; THE PROPERTIES WITHIN THIS SPECIAL USE DISTRICT TO BE COMPRISED OF ASSESSOR'S BLOCK 3095, LOTS 23, 24, 25 AND 26, AND ASSESSOR'S BLOCK 3114, LOT 51.

(Continued from the Regular Meeting of June 30, 1983)

Approved Resolution No. 9742 Vote 5-0

Absent: Commissioners Nakashima and Salazar.

7. 83.44R - PALO ALTO AVENUE, WEST OF TWIN PEAKS BOULEVARD; REVIEW FOR CONSISTENCY WITH MASTER PLAN OF THE VACATION OF A PORTION OF THE STREET.

Passed a motion finding Master Plan Consistency.

Vote 5-0

Absent: Commissioners Nakashima and Salazar.

8. 82.50ET - TEXT AMENDMENT TO CITY PLANNING CODE SECTION 304 TO RESTRICT THE USE OF PLANNED UNIT DEVELOPMENTS BY LIMITING ITS APPLICATION TO RESIDENTIAL DEVELOPMENTS ONLY.

(Continued from the Regular Meeting of June 23, 1983)

Passed motion to continue to 7/14/83

Vote 5-0

Absent: Commissioners Nakashima and Salazar.

2:00 P.M. (Cont)

9. 83.241C - 1024 HOWARD STREET, NORTHWEST SIDE BETWEEN RUSS AND 6TH STREETS, LOTS 13 AND 15 IN ASSESSOR'S BLOCK 3726; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A LOT FOR THE RENTAL OF AUTOMOBILES IN A C-3-S (DOWNTOWN SUPPORT) DISTRICT.

Approved/Conditions Motion 9743M Vote 5-0
Absent: Commissioners Nakashima and Salazar.

10. 82.307C - 940 GROVE STREET, NORTHEAST CORNER AT STEINER STREET, LOT 10 IN ASSESSOR'S BLOCK 798; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE TO EXPAND A RESIDENTIAL CARE CENTER IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Motion 9744M Vote 6-0
Absent: Commissioner Nakashima.

11. 83.208C - 1090 RANDOLPH STREET, SOUTH CORNER AT 19TH AVENUE, LOT 33 IN ASSESSOR'S BLOCK 7081A; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A CHURCH IN A RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to July 21, 1983
Vote 6-0
Absent: Commissioner Nakashima.

2:30 P.M.

12. 83.70C - 1177 CALIFORNIA STREET, SOUTHEAST CORNER AT JONES STREET, ASSESSOR'S BLOCK 263A; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR RETAIL FOOD RESTAURANT IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND THE NOB HILL SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of May 19, 1983)

Public testimony taken from the following:

1. Rene Cardenau, the project architect.
2. Gary Giloux - Grammacy Towers Homeowners Association.
3. Patricia Conway
4. Frances Sanchez - Mama's Restaurants.

Disapproved Motion 9745M Vote 5-1
Voting No: Commissioner Bierman.
Absent: Commissioner Nakashima.

July 7, 1984

2:30 P.M.

13. 83.235C - 1960 WASHINGTON STREET, NORTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOT 9 IN ASSESSOR'S BLOCK 600 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO ALLOW FOUR DWELLING UNITS ON A LOT WITH APPROXIMATELY 6,480 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WHEN 1,500 SQUARE FEET PER UNIT IS REQUIRED.
NOTE: Proposed for continuation to July 14, 1983.

Passed motion to continue to July 14, 1983.

Vote 6-0

Absent: Commissioner Nakashima

14. 83.187C - 850 KEARNY STREET, SOUTHEAST CORNER AT JACKSON STREET, LOTS 11 AND 13 IN ASSESSOR'S BLOCK 195; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR PARKING LOT IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

NOTE: Proposed for continuation to August 4, 1983.

Passed motion to continue to August 4, 1983

15. 83.198C - 301 LYON STREET, NORTHWEST CORNER AT FELL STREET, LOT 8 IN ASSESSOR'S BLOCK 1209; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A BED AND BREAKFAST INN WITH 12 ROOM IN A DESIGNATED LANDMARK (#128) AND IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions

Motion 9746M

Vote 6-0

Absent: Commissioner Nakashima

16. 83.217C - 1321 OAK STREET, SOUTHWEST CORNER AT BAKER STREET, LOT 1 IN ASSESSOR'S BLOCK 1220; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A CHILD CARE FACILITY FOR 34 CHILDREN IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions

Motion 9747M

Vote 6-0

Absent: Commissioner Nakashima

17. 83.249C - GRAYSTONE TERRACE, SOUTH SIDE BETWEEN IRON ALLEY AND PEMBERTON PLACE, LOT 34 AND A PORTION OF LOT 16 IN ASSESSOR'S BLOCK 2719B; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT THREE DWELLING UNITS ON A LOT WITH APPROXIMATELY 5,256 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WHEN 1,500 SQUARE FEET PER UNIT IS REQUIRED.

Passed motion to continue to August 4, 1983.

Vote 6-0

Absent: Commissioner Nakashima

2:30 P.M. (Cont)

18. 83.239C - 389 CORBETT AVENUE, EAST SIDE BETWEEN CLAYTON AND 19TH STREETS, LOTS 48 AND 49 IN ASSESSOR'S BLOCK 2704; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT FOUR DWELLING UNITS ON TWO LOTS WITH APPROXIMATELY 6,500 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WHEN 1,500 SQUARE FEET PER UNIT IS REQUIRED.

Approved/Conditions Motion 9748M Vote 6-0
Absent: Commissioner Nakashima.

3:30 P.M.

19. 83.115ZC - 30 HOFF STREET, WEST SIDE, A THROUGH LOT TO RONDEL PLACE BETWEEN 16TH AND 17TH STREETS, LOT 84 IN ASSESSOR'S BLOCK 3569; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT PARKING FOR APPROXIMATELY 36 VEHICLES ABOVE THE GROUND FLOOR IN AN RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM OR HIGH DENSITY) DISTRICT AND A C-M (HEAVY COMMERCIAL) DISTRICT.

(Continued from the Regular Meeting of May 19, 1983)
NOTE: Proposed for continuation to July 28, 1983.

Passed motion to continue to July 28, 1983.

20. 83.115EZCZ - 20-80 HOFF STREET, WEST SIDE BETWEEN 16TH AND 17TH STREETS, LOTS 22, 28, 83 AND 84 IN ASSESSOR'S BLOCK 3569; REQUEST RECLASSIFICATION OF PROPERTIES FROM A 50X HEIGHT AND BULK DISTRICT.

NOTE: Proposed for continuation to July 28, 1983.

Passed motion to continue to July 28, 1983.

Vote 6-0

Absent: Commissioner Nakashima

21. 83.282D - 990 COLUMBUS AVENUE, LOT 20 IN ASSESSOR'S BLOCK 65; CONSIDERATION OF DISCRETIONARY REVIEW FOR BUILDING PERMIT APPLICATION NO. 8303715 FOR ALTERATIONS TO GROUND FLOOR OF EXISTING BUILDING TO ACCOMMODATE A SAVINGS AND LOAN ASSOCIATION.

Passed motion to take discretionary review.

Vote 5-0

Absent: Commissioners Nakashima and Salazar.

3:30 P.M. (Cont)

22. 83.282D - 990 COLUMBUS AVENUE, LOT 20 IN ASSESSOR'S BLOCK 65; DISCRETIONARY REVIEW FOR BUILDING PERMIT APPLICATION NO. 8303715 FOR ALTERATIONS TO GROUND FLOOR OF EXISTING BUILDING TO ACCOMMODATE A SAVINGS AND LOAN ASSOCIATION.

Approved/Conditions Motion 9749M Vote 4-1
Voting No: Commissioner Wortman
Absent: Commissioners Nakashima and Klein.

23. 82.435ET - AMENDMENT TO SECTION 207 OF THE CITY PLANNING CODE AND ADDITION OF SECTION 207.2 TO THE CITY PLANNING CODE TO PERMIT ONE ADDITIONAL SECONDARY DWELLING UNIT IN OWNER-OCCUPIED, SINGLE-FAMILY HOMES IN R DISTRICT.

(Continued from the regular Meeting of June 16, 1983)

Closed the public hearing and continued to July 28, 1983.
Vote 5-0
Absent: Commissioners Klein and Nakashima.

24. 83.253T - AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO PRECLUDE SECOND UNITS IN SINGLE-FAMILY AND MULTI-FAMILY ZONED AREAS OTHERWISE PERMITTED UNDER STATE OF CALIFORNIA SENATE BILL NO. 1534 (MELLO) APPROVED BY THE GOVERNOR SEPTEMBER 27, 1982, EXCEPT WHERE SECOND UNITS ARE CURRENTLY PERMITTED BY THE CITY PLANNING CODE UNDER SECTION 209.1(c) FOR RH-1(S) DISTRICTS AND SECTION 209.1(m) FOR UNITS DESIGNED FOR AND OCCUPIED BY SENIOR CITIZENS OR PHYSICALLY HANDICAPPED PERSONS.

Closed the public hearing and continued to July 28, 1983
Vote 5-0
Absent: Commissioners Klein and Nakashima.

4:30 P.M.

25. 81.158ET - CONSIDERATION OF PROPOSED TEXT AMENDMENT TO SECTIONS 302 AND 306.6 OF THE CITY PLANNING CODE. THE PRIMARY PURPOSE OF SAID PROPOSED AMENDMENTS, INITIATED BY THE BOARD OF SUPERVISORS, WOULD BE TO: (1) CHANGE SECTION 302(b) OF THE CITY PLANNING CODE SO AS TO LIMIT THE DEFINITION OF "INTERESTED PROPERTY OWNER" WHO MAY INITIATE A REZONING OR SETBACK PROCEEDING TO ONE WHO IS AN OWNER OF PROPERTY WITHIN THE AREA SUBJECT TO THE REZONING OR WITHIN A DISTANCE OF 300 FEET OF THE EXTERIOR BOUNDARIES OF SUCH AREA; (2) CHANGE SECTION 302(e) BY ADDING PROCEDURES FOR THE IMPOSITION OF INTERIM CONTROLS BY THE BOARD OF SUPERVISORS OR BY THE CITY PLANNING COMMISSION; (3) CHANGE THE

4:30 P.M. (Cont)

25. (Cont) EXISTING SECTION 302(e) PROVISIONS REGARDING THE EFFECT OF REZONING PROCEEDINGS ON PERMIT APPLICATIONS SO THAT PERMIT APPLICATIONS FILED AFTER INTERIM CONTROLS HAVE BEEN IMPOSED SHALL BE SUBJECT TO SAID CONTROLS, WHILE REZONING APPLICATIONS FILED BY INTERESTED PROPERTY OWNERS WOULD NO LONGER HAVE ANY EFFECT ON PERMIT APPLICATIONS FILED WITH THE DEPARTMENT OF PUBLIC WORKS OR THE DEPARTMENT OF CITY PLANNING UNTIL FULLY ENACTED; AND (4) MAKE OTHER NON-SUBSTANTIVE CHANGE IN SECTIONS 302 AND 306.1 TO CONFORM THESE SECTIONS TO THE CHANGES ABOVE.
(Continued from the Regular Meeting of June 23, 1983)

Public testimony taken from the following:

1. Archie Ocehipinti - Vice President, Residential Builders Association.
2. John Bardis
3. Robert Katz
4. John Becham
5. Tammy Koster - North Beach Neighbors.

Disapproved Resolution No. 9750 Vote 4-0
Absent: Commissioners Nakashima, Salazar and Wortman

26. 81.511E - 222 FRONT STREET, EAST SIDE BETWEEN CALIFORNIA AND SACRAMENTO STREETS, LOT 6 IN ASSESSOR'S BLOCK 236; APPEAL OF NOTICE OF ENVIRONMENTAL IMPACT REPORT REQUIREMENT (i.e. DETERMINATION THAT THE PROJECT COULD HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT): 12-STORY OFFICE BUILDING OF 42,250 SQUARE FEET, AFTER DEMOLITION OF EXISTING ARCHITECTURALLY SIGNIFICANT BUILDING AND RETENTION OF ITS FAÇADE.

NOTE: Proposed for continuation to July 14, 1983.

Passed motion to continue to July 14, 1983.

Vote 5-0

Absent: Commissioners Klein and Nakashima.

5:30 P.M.

27. 83.271D - 254-264 TOWNSEND STREET, NORTHWEST CORNER AT LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8302490, FOR PROPOSED 7-STORY OFFICE BUILDING CONTAINING APPROXIMATELY 61,000 GROSS SQUARE FEET OF OFFICE SPACE AND 85 PARKING SPACES IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT AND 105-G HEIGHT AND BULK DISTRICT.

Passed motion to continue to July 14, 1983

Vote 4-0

Absent: Commissioners Nakashima, Salazar and Wortman.

6:00 P.M.

28. 81.183ED - 123 MISSION STREET, SOUTHEAST CORNER AT MAIN STREET, LOTS 14-18 IN ASSESSOR'S BLOCK 3717; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8108281 FOR A PROPOSED 27-STORY OFFICE TOWER CONTAINING APPROXIMATELY 351,000 GROSS SQUARE FEET OFFICE SPACE AND 37 PARKING SPACES AFTER DEMOLITION OF THREE EXISTING STRUCTURES IN A C-3-O, 4001 HEIGHT AND BULK DISTRICT WITHIN THE DOWNTOWN DISCRETIONARY REVIEW AREA.

Passed motion to continue to August 11, 1983.

Vote 5-0

Absent: Commissioners Nakashima and Wortman.

6:30 P.M.

29. FURTHER CONSIDERATION OF THE UNION STREET DESIGN GUIDELINES.
(Continued from the Regular Meeting of June 23, 1983)

Approved

Motion 9751

Vote 4-0

Absent: Commissioners Nakashima, Salazar and Wortman.

30. UNION STREET SPECIAL SIGN DISTRICT INITIATION.

(Continued from the Regular Meeting of June 23, 1983)

Approved Resolution No. 9752 Vote 5-0

Absent: Commissioners Nakashima and Wortman.

ADJOURNED: 10:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION. AT 558-4656.

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7/4/83*

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JULY 14, 1983
ROOM 282, CITY HALL
2:00 P.M.

DOCUMENTS DEPT.

JUL 28 1983

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: Commissioner Nothenberg.

2:00 P.M.

1. Current Matters.
 - A. Director's Report.
 - B. Commissioners' Questions and Matters.

2:15 P.M.

2. 83.235C - 1960 WASHINGTON STREET, NORTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOT 9 IN ASSESSOR'S BLOCK 600; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO ALLOW FOUR DWELLING UNITS ON A LOT WITH APPROXIMATELY 6,480 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WHEN 1,500 SQUARE FEET PER UNIT IS REQUIRED.
(Continued from the Regular Meeting of July 7, 1983)
NOTE: Proposed for continuation to July 21, 1983.

Passed motion to continue to July 21, 1983.

Vote 5-0

Absent: Commissioners Nakashima and Nothenberg.

3. 82.50ET - TEXT AMENDMENT TO CITY PLANNING CODE SECTION 304 TO RESTRICT THE USE OF PLANNED UNIT DEVELOPMENTS BY LIMITING ITS APPLICATION TO RESIDENTIAL DEVELOPMENTS ONLY.
(Continued from the Regular Meeting of July 7, 1983)

Disapproved Resolution No. 9753 Vote 5-1
Voting No: Commissioner Bierman
Absent: Commissioner Nothenberg.

2:15 P.M. (Cont)

4. 81.511E - 222 FRONT STREET, EAST SIDE BETWEEN CALIFORNIA AND SACRAMENTO STREETS, LOT 6 IN ASSESSOR'S BLOCK 236; APPEAL OF NOTICE OF ENVIRONMENTAL IMPACT REPORT REQUIREMENT (i.e. DETERMINATION THAT THE PROJECT COULD HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT): 12-STORY OFFICE BUILDING OF 42,250 SQUARE FEET, AFTER DEMOLITION OF EXISTING ARCHITECTURALLY SIGNIFICANT BUILDING AND RETENTION OF ITS FAÇADE.

(Continued from the Regular Meeting of July 7, 1983)

Passed motion to continue indefinitely.

Vote 6-0

Absent: Commissioner Nothenberg.

5. 83.271D - 254-264 TOWNSEND STREET, NORTHWEST CORNER AT LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8302490 FOR PROPOSED 7-STORY OFFICE BUILDING CONTAINING APPROXIMATELY 61,000 GROSS SQUARE FEET OF OFFICE SPACE AND 85 PARKING SPACES IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT AND 105-G HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of July 7, 1983)

Passed motion to continue to July 21, 1983.

Vote 5-0

Absent: Commissioner Nothenberg.

3:30 P.M.

6. 82.418E - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR 1171 SANSOME STREET NEAR UNION STREET, LOT 40 IN ASSESSOR'S BLOCK 113, FOR CONSTRUCTION ON A VACANT LOT OF A 12-STORY MIXED USE BUILDING CONTAINING 14 CONDOMINIUM UNITS ABOVE 29,355 GROSS SQUARE FEET OF OFFICE SPACE REQUIRING A PARKING VARIANCE.

Passed motion to close the public hearing.

Vote 6-0

Absent: Commissioner Nothenberg.

NOTE: A Certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

4:15 P.M.

7. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207772-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,400 SQUARE FEET OF OFFICE SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of June 16, 1983)

Passed motion to continue to July 21, 1983.

Vote 6-0

Absent: Commissioner Nothenberg.

5:00 P.M.

8. 81.694EM - FISHERMAN'S WHARF, NORTH OF JEFFERSON STREET BETWEEN PIER 41 AND HYDE STREET PIER, LOT 45 IN ASSESSOR'S BLOCK 9900; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR FIVE PROPOSED TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO TO ESTABLISH CONSISTENCY BETWEEN THE PROPOSED FISHERMAN'S WHARF ACTION PLAN (FWAP) AND THE NORTHEASTERN WATERFRONT PLAN, WHICH IS AN ADOPTED ELEMENT OF THE COMPREHENSIVE PLAN.

Approved Motion No. 9754M Vote 6-0

Absent: Commissioner Nothenberg

9. 81.694EM -

FISHERMAN'S WHARF, NORTH OF JEFFERSON STREET BETWEEN PIER 41 AND HYDE STREET PIER, LOT 45 IN ASSESSOR'S BLOCK 9900; NORTHEASTERN WATERFRONT PLAN, A PART OF THE COMPREHENSIVE PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO; HEARING ON PROPOSED AMENDMENTS TO CHANGE THE RECOMMENDED USE OF PIER 45 FROM PRIMARILY FOR MARITIME ACTIVITIES TO MIX-USE RESIDENTIAL, HOTEL, OFFICE AND RETAIL DEVELOPMENT. ALSO TO CLARIFY THE POLICY ON RESTRICTING TOURIST-ORIENTED COMMERCIAL USES AND WOULD ALLOW TRUCK ACCESS IN THE FISH ALLEY AREA.

Approved Resolution No. 9755 Vote 6-0
Absent: Commissioner Nothenberg

JULY 14, 1983

5:00 P.M. (Cont)

10. 83.195ET - CONSIDERATION OF PROPOSED TEXT AMENDMENT TO SECTION 126(e) OF THE CITY PLANNING CODE TO EXTEND THE INTERIM PERIOD OF TIME FOR LIMITATION ON DEVELOPMENT BONUSES WITHIN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICT FROM SEPTEMBER 1, 1983 TO MAY 1, 1984.
(Continued from the Regular Meeting of June 2, 1983)
NOTE: Proposed to be continued to August 11, 1983 in order for this proposal to be considered after publication of the Downtown Plan.

Calendered in error - No Action Required.

ADJOURNED: 6:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, at 558-4656.

1983

✓ SAN FRANCISCO
✓ CITY PLANNING COMMISSION
✓ SUMMARY OF THE
SPECIAL JOINT MEETING
WITH
THE RECREATION & PARK COMMISSION
TUESDAY
✓ JULY 19, 1983
GOLDEN GATE PARK SENIOR CITIZENS CENTER
6101 FULTON STREET
7:30 P.M.

DOCUMENTS 1077.

AUG 19 1985

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PRESENT: Commissioners Bierman, Karasick, Klein and Nakashima.

ABSENT: Commissioners Rosenblatt, Salazar and Nothenberg.

7:30 P.M.

1. PRESENTATION OF REPORT ON THE 1983-84 OPEN SPACE ACQUISITION AND PARK RENOVATION FUND BY THE GENERAL MANAGER, RECREATION AND PARK DEPARTMENT.

Informational Presentation - No Action Required.

2. APPROVAL OF RESOLUTION TO ADOPT THE GENERAL MANAGER'S REPORT.

Public testimony taken from the following:

1. Beverly Kornatz, the Committee for Better Parks and Recreation in Chinatown.
2. Julius Zamacona, a resident of the Crocker-Amazon district.
3. Olga O'Callahan, a resident of the Cayuga Park district.
4. Stanley Strosser, resident of Ord Street.
5. Dale Champion, a resident of Buena Vista Heights Neighborhood.
6. Denilo Doleman, a Coleridge Street resident.
7. Marian Kwan
8. Frank Gallagher, the South of Army Mission Merchants Association.
9. Jean Chang-Tate, a Coleridge Street resident.
10. Fred Aranjo
11. Buddy Tate-Choy
12. Sylvia Pungleoni
13. Marice Canelli
14. Jean-Louis Pungleoni
15. Cathy Smith
16. Rev. Mary Atwood
17. Marilyn Loy
18. Maria Camilli
19. Don Adicts
20. Leo Devito
21. Tom Rey

Approved Resolution No. 9756 Vote 4-0
Absent: Commissioners Nothenberg, Rosenblatt and Salazar.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JULY 28, 1983
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt and Wright.

ABSENT: Commissioner Salazar.

1:30 P.M.

1. Current Matters.
 - A. Director's Report.
 - B. Commissioners' Questions and Matters.

2:00 P.M.

2. 82.15ET - CONSIDERATION OF A PROPOSED AMENDMENT TO THE CITY PLANNING CODE TO ESTABLISH ARTICLE 7, A NEW SECTION FOR NEIGHBORHOOD COMMERCIAL DISTRICTS INCLUDING ALL C-1, C-2, C-M, RC-1, RC-2, RC-3 AND RC-4 DISTRICTS AND THE UNION STREET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of June 30, 1983)
NOTE: Proposed for indefinite continuation.

Passed motion to continue indefinitely.

Vote 6-0

Absent: Commissioner Salazar.

JULY 28, 1983

2:00 P.M. (Cont)

3. 81.500CE - 1300 SACRAMENTO STREET, NORTHWEST CORNER AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A 14-STORY, 24 UNIT RESIDENTIAL BUILDING IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND 160-A HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of June 23, 1983)

NOTE: Proposed for continuation to September 1, 1983.

Passed motion to continue to September 15, 1983.

Vote 6-0

Absent: Commissioner Salazar.

4. 81.500CE - 1300 SACRAMENTO STREET, NORTHWEST CORNER AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A BUILDING EXCEEDING HEIGHT OF 40 FEET (APPROXIMATELY 130 FEET) IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND 160-A HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of June 23, 1983)

NOTE: Proposed for continuation to September 1, 1983.

Passed motion to continue to September 15, 1983.

Vote 6-0

Absent: Commissioner Salazar.

5. 83.248U - 2131 UNION STREET, SOUTH SIDE BETWEEN WEBSTER AND FILLMORE STREETS, LOT 25 IN ASSESSOR'S BLOCK 540; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR COMMERCIAL OFFICE SPACE OVER 2,500 SQUARE FEET ON THE SECOND AND THIRD FLOORS (SPACE ALREADY CONVERTED WITHOUT PROPER PERMITS) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

NOTE: Proposed for continuation to August 4, 1983.

Passed motion to continue to August 4, 1983.

Vote 6-0

Absent: Commissioner Salazar.

JULY 28, 1983

2:00 P.M. (Cont)

6. 83.269U - 2075 MARKET STREET, SOUTH SIDE, EAST OF CHURCH STREET, LOT 67 IN ASSESSOR'S BLOCK 3544; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT HAVING A SEATING CAPACITY OF UP TO 49 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET SPECIAL USE DISTRICT.

Passed motion to continue to August 18, 1983.

Vote 6-0

Absent: Commissioner Salazar.

7. 83.275U - 720 - 14TH STREET, NORTH SIDE BETWEEN CHURCH AND BELCHER STREETS, LOT 20 IN ASSESSOR'S BLOCK 3537; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT WITH A SEATING CAPACITY OF UP TO 49 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9773M Vote 5-1

Voting No: Commissioner Rosenblatt.

Absent: Commissioner Salazar.

8. 83.131EC - 466-481 O'FARRELL STREET, SOUTH SIDE BETWEEN JONES AND TAYLOR STREETS, LOTS 16, 17, 18 AND 19 IN ASSESSOR's BLOCK 324; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR HEIGHT EXCEEDING 40 FEET (APPROXIMATELY 120 FEET) IN AN INITIATED RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A C-3-S (DOWNTOWN SUPPORT) DISTRICT AND 240-H HEIGHT AND BULK DISTRICT.

Approved/Conditions Motion No. 9774M Vote 6-0

Absent: Commissioner Salazar.

2:45 P.M.

9. 82.435ET - AMENDMENT TO SECTION 207 OF THE CITY PLANNING CODE AND AN ADDITION OF SECTION 207.2 TO THE CITY PLANNING CODE TO PERMIT ONE ADDITIONAL SECONDARY DWELLING UNIT IN OWNER-OCCUPIED, SINGLE-FAMILY HOMES IN R DISTRICTS.
(Continued from the Regular Meeting of July 7, 1983)

Passed motion to continue to August 18, 1983

Vote 6-0

Absent: Commissioner Salazar.

2:45 P.M. (Cont)

10. 83.253T - AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO PRECLUDE SECOND UNITS IN SINGLE-FAMILY AND MULTI-FAMILY ZONED AREAS OTHERWISE PERMITTED UNDER STATE OF CALIFORNIA SENATE BILL NO. 1534 (MELLO) APPROVED BY THE GOVERNOR ON SEPTEMBER 27, 1982, EXCEPT WHERE SECOND UNITS ARE CURRENTLY PERMITTED BY THE CITY PLANNING CODE UNDER SECTION 209.1(c) FOR RH-1(s) DISTRICTS AND SECTION 209.1(m) FOR UNITS DESIGNED FOR AND OCCUPIED BY SENIOR CITIZENS OR PHYSICALLY HANDICAPPED PERSONS.

Passed motion to continue to August 18, 1983.

Vote 6-0

Absent: Commissioner Salazar.

3:00 P.M.

11. 83.216L - CONSIDERATION OF TRINITY PRESBYTERIAN (MISSION UNITED) CHURCH AT 3261 - 23RD STREET, SOUTHWEST CORNER OF CAPP STREET, LOT 35 IN ASSESSOR'S BLOCK 3642, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of June 23, 1983)

Public testimony taken from the following:

1. The Reverend Mesa, representing the Trinity Presbyterian (Mission United) Church.
2. Robert Kreuzberger
3. Luisa Esquerra
4. Winchell Hayward
5. Edward Sue
6. Burt Tom
7. Rachel Bentley
8. Walter O'Donnell

Passed motion to continue to September 8, 1983.

Vote 6-0

Absent: Commissioner Salazar.

3:00 P.M. (Cont)

12. 81.400EC - POST-MASON HOTEL, 500-524 POST STREET NEAR MASON STREET, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 297; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT 315,000 SQUARE-FOOT, 21-STORY, 350 GUEST ROOM HOTEL WITH 140 PARKING SPACES IN 5 SUBSURFACE LEVELS; DEMOLITION OF OF A 3-LEVEL PARKING GARAGE; REQUIRING CONDITIONAL USE AUTHORIZATION.

NOTE: A Certified Court Reporter was present.
An official transcript has been completed
and is available, for reference purposes,
in the files of the Department of City Planning.

Approved/Conditions Motion No. 9775M Vote 6-0
Absent: Commissioner Salazar.

13. 03.115ZC - 30 HOFF STREET, WEST SIDE, A THROUGH LOT TO RONDEL PLACE BETWEEN 16TH AND 17TH STREETS, LOT 83 IN ASSESSOR'S BLOCK 3569; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT PARKING FOR APPROXIMATELY 36 VEHICLES ABOVE THE GROUND FLOOR IN AN INITIATED RC-3 OR RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM OR HIGH DENSITY) DISTRICT AND A C-M (HEAVY COMMERCIAL) DISTRICT.
(Continued from the Regular Meeting of July 7, 1983)

Approved/Conditions Motion No. 9776M Vote 6-0
Absent: Commissioner Salazar.

14. 83.115EZCZ - 20-80 HOFF STREET, WEST SIDE BETWEEN 16TH AND 17TH STREETS, LOTS 22, 28, 83 AND 84 IN ASSESSOR'S BLOCK 3569; REQUEST FOR RECLASSIFICATION OF PROPERTIES FROM A 50X HEIGHT AND BULK DISTRICT TO A 65X HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of July 7, 1983)

Approved Resolution No. 9777 Vote 6-0
Absent: Commissioner Salazar.

JULY 28, 1983

3:00 P.M. (Cont)

15. 83.74ED - 775-795 DIVISADERO STREET, SOUTHWEST CORNER AT FULTON STREET, LOT 1 IN ASSESSOR'S BLOCK 1182; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8301478 AND 8301479 PROPOSING RETAIL STRUCTURES HAVING TOTAL FLOOR AREA OF 9,950 SQUARE FEET WITH PARKING FOR 22 CARS IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN THE DIVISADERO STREET AUTO-ORIENTED USE DISCRETIONARY REVIEW POLICY AREA. (Continued from the Regular Meeting of June 30, 1983)

Passed motion to continue to September 8, 1983.

Vote 6-0

Absent: Commissioner Salazar.

4:30 P.M.

16. 81.687ED - 222 KEARNY STREET AT HARRISON STREET, LOTS 10, 11 AND 29 IN ASSESSOR'S BLOCK 288; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR DEMOLITION OF A 4-STORY BUILDING AT 220 KEARNY STREET; RETENTION OF THE STREET FAÇADES OF 6-STORY BUILDING AT 154 SUTTER STREET AND THE 5-STORY ADAMS BUILDING AT 200 KEARNY STREET; CONSTRUCTION OF AN APPROXIMATELY 315-FOOT-TALL, 19-STORY (PLUS TWO MECHANICAL LEVELS) BUILDING OF ABOUT 280,910 SQUARE FOOT OFFICE; 10,000 SQUARE FEET OF RETAIL; 123 VALET AND TWO LOADING SPACES, REQUIRING DISCRETIONARY REVIEW BY THE CITY PLANNING COMMISSION, AND DEMOLITION AND BUILDING PERMITS.

NOTE: A Certified Court Reporter was present.

An official transcript has been completed

and is available, for reference purposes,

in the files of the Department of City Planning.

Approved Motion No. 9778M Vote 6-0

Vote 6-0

Absent: Commissioner Salazar

4:30 P.M. (Cont)

17. 81.687ED - 222 KEARNY STREET AT SUTTER STREET, LOTS 10, 11 AND 29 IN ASSESSOR'S BLOCK 288; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8206420 FOR COMMERCIAL BUILDING PROJECT DESCRIBED ABOVE, IN A C-3-0, 500-I HEIGHT AND BULK DISTRICT WITHIN THE DOWNTOWN SPECIAL REVIEW AREA.

NOTE: A Certified Court Reporter was present.
An official transcript has been completed
and is available, for reference purposes,
in the files of the Department of City Planning.

Passed motion to continue to October 13, 1983.

Vote 6-0

Absent: Commissioner Salazar.

5:30 P.M.

18. 82.358ECZ - 355 DUENA VISTA AVENUE EAST (FORMER ST. JOSEPH'S HOSPITAL) SOUTHWEST CORNER AT PARK HILL AVENUE, LOTS 1, 1A, 15, 16, 17 AND 18 IN ASSESSOR'S BLOCK 2607; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT OR AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

(Continued from the Regular Meeting of June 30, 1983)

NOTE: A Certified Court Reporter was present.
An official transcript has been completed
and is available, for reference purposes,
in the files of the Department of City Planning.

Passed motion to continue to August 11, 1983.

Vote 6-0

Absent: Commissioner Salazar.

JULY 28, 1983

5:30 P.M. (Cont)

19, 82-358ECZ - PARK HILL RESIDENTIAL, 355 BUENA VISTA AVENUE EAST (FORMER ST. JOSEPH'S HOSPITAL), SOUTHWEST CORNER AT PARK HILL AVENUE, LOTS 1 AND 1A IN ASSESSOR'S BLOCK 2606; REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT FOR UP TO 182 DWELLING UNITS AND 182 PARKING SPACES, REQUIRING EXCEPTIONS FOR REAR YARDS, OFF-STREET PARKING AND DENSITY, AND FOR A BUILDING HEIGHT OVER 40 FEET IN A 50 FOOT HEIGHT DISTRICT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT INITIATED RH-3 (HOUSE, THREE-FAMILY) DISTRICT OR RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

(Continued from the Regular Meeting of June 30, 1983)

NOTE: A Certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

Passed motion to continue to August 11, 1983.

Vote 6-0

Absent: Commissioner Salazar.

ADJOURNED: 9:30 P.M.

NOTE: For Information Related to any of the above matters, please call Lee Woods, Administrative Secretary, City Planning Commission at 558-4656.

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8/4/83

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
AUGUST 4, 1983
ROOM 282, CITY HALL
1:15 P.M.

AUG 19 1985

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PRESENT: Commissioners Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: Commissioner Bierman.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF CASES TO BE CONSIDERED BY THE CITY PLANNING COMMISSION.

Completed

1:15 P.M.

1. Current Matters.

- A. Directors Report.
- B. Commissioners' Questions and Matters.

1:30 P.M.

2. 82.583ETZ - INITIATION OF AMENDMENTS TO ZONING MAP AND CITY PLANNING CODE TO EFFECTIVELY REDUCE HEIGHT LIMITS IN PORTIONS OF SIX BLOCKS TO THE SOUTH, EAST AND WEST OF THE CHINESE PLAYGROUND.

Passed motion to continue to August 25, 1983

Vote 6-0

Absent: Commissioner Bierman.

3. 83.243C - 145 HAIGHT STREET, SOUTH SIDE BETWEEN LAGUNA AND OCTAVIA STREETS, LOT 20 IN ASSESSOR'S BLOCK 856; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A CHURCH PARKING LOT FOR 19 VEHICLES IN AN RM-2 (MIXED RESIDENTIAL MODERATE DENSITY) DISTRICT.

Approved/Conditions Motion 9779M Vote 6-0
Absent: Commissioner Bierman

1:30 P.M. (Cont)

4. 83.259VC - 1221 GREENWICH STREET, SOUTH SIDE BETWEEN LARKIN AND HYDE STREETS, LOTS 29 AND 30 IN ASSESSOR'S BLOCK 95; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR AN OFF-STREET PARKING FACILITY IN AN RM-2 (MIXED RESIDENTIAL MODERATE DENSITY) DISTRICT.

Passed a motion of intent to disapprove and continued to August 11, 1983.

Vote 5-1

Voting No: Commissioner Karasick

Absent: Commissioner Bierman

5. 83.257C - ONE MARKET PLAZA, SOUTH SIDE MARKET STREET BETWEEN STEUART AND SPEAR STREETS, LOTS 6 AND 7 IN ASSESSOR'S BLOCK 3713; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT MICROWAVE TOWERS AND ANTENNAE IN A C-3-0 (DOWNTOWN OFFICE) DISTRICT.

Approved/Conditions Motion 9780M Vote 6-0
Absent: Commissioner Bierman.

6. 83.262C - 1207 - 9TH AVENUE, SOUTHWEST CORNER AT LINCOLN WAY, LOT 1
IN ASSESSOR'S BLOCK 1741; REQUEST FOR AUTHORIZATION OF
CONDITIONAL USE FOR A VETERINARY CLINIC IN A C-2 (COMMUNITY
BUSINESS) DISTRICT.

Approved/Conditions Motion 9781M Vote 6-0
Absent: Commissioner Bierman.

2:00 P.M.

7. 83.289C - 30 BEMIS STREET, NORTH SIDE BETWEEN MIGUAL AND ADDISON STREETS, LOT 41 IN ASSESSOR'S BLOCK 7542; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A RESIDENTIAL CARE FACILITY FOR TWO STRUCTURES HOUSING A TOTAL OF 12 CHILDREN IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Passed motion to continue to September 22, 1983.

Vote 6-0

Absent: Commissioner Bierman.

2:00 P.M. (Cont)

8. 83.283C - GRAYSTONE TERRACE, SOUTHWEST CORNER AT IRON ALLEY, LOT 16 AND A PORTION OF LOT 34 IN ASSESSOR'S BLOCK 2719B; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 DWELLING UNITS ON A LOT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WITH 12,125 SQUARE FEET WHEN 1,500 SQUARE FEET PER DWELLING IS REQUIRED.

NOTE: Proposed for continuation to August 18, 1983.

Passed motion to continue to August 18, 1983.

Vote 6-0

Absent: Commissioner Bierman.

9. 83.249C - GRAYSTONE TERRACE, SOUTH SIDE BETWEEN IRON ALLEY AND PEMBERTON PLACE, LOT 34 AND A PORTION OF LOT 16 IN ASSESSOR'S BLOCK 2719B; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT THREE DWELLING UNITS ON A LOT WITH APPROXIMATELY 5,256 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WHEN 1,500 SQUARE FEET PER UNIT IS REQUIRED.

(Continued from the Regular Meeting of July 7, 1983)

NOTE: Proposed for continuation to August 18, 1983.

Passed motion to continue to August 18, 1983.

Vote 6-0

Absent: Commissioner Bierman.

10. 83.187C - 850 KEARNY STREET, SOUTHEAST CORNER AT JACKSON STREET, LOTS 11 AND 13 IN ASSESSOR'S BLOCK 195; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR PARKING LOT IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

(Continued from the Regular Meeting of July 7, 1983)

Passed motion to continue to August 11, 1983.

Vote 6-0

Absent: Commissioner Bierman.

3:30 P.M.

II. 83.248U - 2131 UNION STREET, SOUTH SIDE BETWEEN WEBSTER AND FILLMORE STREETS, LOT 25 IN ASSESSOR'S BLOCK 540; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR COMMERCIAL OFFICE SPACE OVER 2,500 SQUARE FEET ON THE SECOND AND THIRD FLOORS (SPACE ALREADY CONVERTED WITHOUT PROPER PERMITS) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT. (Continued from the Regular Meeting of July 28, 1983)

Approved/Conditions	Motion 9782M	Vote 6-0
Absent: Commissioner Bierman		

ADJOURNED: 5:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

CS
#21
8/11/83

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
AUGUST 11, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 19 1985

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PUBLIC LIBRARY

PRESENT: Commissioners Bielman, Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright

ABSENT: None

1:30 P.M.

I. Current Matters

A. Director's Report.

1. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE AMENDMENT OF ARTICLE 3 OF THE CITY PLANNING CODE, INCLUDING SECTIONS 302 AND 306.6, RELATING TO INITIATION OF AMENDMENTS TO THE CITY PLANNING CODE AND IMPOSITION OF INTERIM CONTROLS.

Approved

Resolution No. 9783

Vote 7-0

B. Commissioners' Questions and Matters.

2. 82.583ETZ - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR RECLASSIFICATION OF HEIGHT AND BULK DISTRICTS; PORTIONS OF ASSESSOR'S BLOCKS 223-225 AND 242-244 WHICH ARE GENERALLY BOUNDED BY GRANT AVENUE, CALIFORNIA, MASON AND CLAY STREETS. AMEND CITY PLANNING CODE AND ZONING MAP TO REDUCE MAXIMUM HEIGHTS PERMITTED IN PORTIONS OF SIX BLOCKS TO THE SOUTH, EAST AND WEST OF THE CHINESE PLAYGROUND.

NOTE: Proposed for continuation to August 25, 1983.

Passed motion to continue to August 25, 1983.

Vote 7-0

3. 83.195ET - CONSIDERATION OF PROPOSED TEXT AMENDMENT TO SECTION 126(e) OF THE CITY PLANNING CODE TO REDUCE THE PERMITTED FLOOR AREA RATIO (FAR) IN THE C-3-0 (DOWNTOWN COMMERCIAL-OFFICE) DISTRICT FROM 14:1 TO 10:1, AND EXTEND THE INTERIM PERIOD OF TIME FOR LIMITATION ON DEVELOPMENT BONUSES WITHIN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICT FROM SEPTEMBER 1, 1983 TO MAY 1, 1984.

NOTE: Proposed for continuation to August 25, 1983 in order for this proposal to be considered after publication of the Downtown Plan.

1:30 P.M. (Cont)

3. (Cont) Passed motion to continue to August 25, 1983
Vote 7-0

SPECIAL NOTE: This item 83.195ET) is in error as it appeared on the Commission Calendar, dated August 11, 1983. It should have appeared as described above.

4. 83.275U - 720 - 14TH STREET, LOT 20 IN ASSESSOR'S BLOCK 3537; CONSIDERATION OF MOTION AUTHORIZING SPECIAL USE FOR A RESTAURANT IN THE UPPER MARKET SPECIAL USE DISTRICT.

Approved/Conditions Motion 9785M Vote 5-1
Voting No: Commissioner Rosenblatt.
Absent: Commissioner Salazar.

5. 83.249C - 1221 GREENWICH STREET, LOTS 29 AND 30 IN ASSESSOR'S BLOCK 95; CONSIDERATION OF MOTION DISAPPROVING CONDITIONAL USE FOR AN OFF-STREET PARKING LOT IN AN RM-2 (MIXED RESIDENTIAL) DISTRICT.
(Continued from the Regular Meeting of August 4, 1983)

2:00 P.M.

6. 83.235C - 1960 WASHINGTON STREET, NORTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOT 9 IN ASSESSOR'S BLOCK 600; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO ALLOW FOUR DWELLING UNITS ON A LOT WITH APPROXIMATELY 6,480 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WHEN 1,500 SQUARE FEET PER UNIT IS REQUIRED.
(Continued from the Regular Meeting of July 21, 1983)

Passed motion to continue indefinitely. Vote 6-0
Absent: Commissioner Salazar.

7. 83.187C - 850 KEARNY STREET, SOUTHEAST CORNER AT JACKSON STREET, LOTS 11 AND 13 IN ASSESSOR'S BLOCK 195; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR PARKING LOT IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.
(Continued from the Regular Meeting of August 4, 1983)

Application withdrawn - No Action Required.

2:00 P.M. (Cont)

8. 82.224VEC - 1700 CALIFORNIA STREET, NORTHWEST CORNER AT VAN NESS AVENUE, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 642; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT BULK REQUIREMENT EXCEPTIONS OF THE CITY PLANNING CODE AND A PLANNED UNIT DEVELOPMENT FOR AN 11-STORY RESIDENTIAL/COMMERCIAL COMPLEX CONTAINING UP TO 47 DWELLING UNITS, APPROXIMATELY 82,500 GROSS SQUARE FEET OF OFFICE SPACE, 8,300 GROSS SQUARE FEET OF RETAIL SPACE AND PARKING FOR 201 CARS REQUIRING EXCEPTIONS TO CITY PLANNING CODE STANDARDS FOR REAR YARD IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN A 130-E HEIGHT AND BULK DISTRICT.

Public testimony taken from the following:

1. Nathaniel Taylor - Grosvenor Property Company.
2. Jacqueline Stavi - the project architect.
3. Grant DeHart - Heritage
4. Barbara Reynolds.
5. Isabelle Oriano

Passed motion to continue to August 18, 1983.

Vote 6-1

Voting No: Commissioner Wright.

2:45 P.M.

9. 81.400EC - 500-524 POST STREET, NORTHWEST CORNER AT MASON STREET, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 297; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE TO CONSTRUCT A 315,000 SQUARE-FOOT, 21-STORY, 350-GUEST ROOM HOTEL WITH A 140-PARKING SPACE GARAGE, REQUESTING PARKING IN EXCESS OF ACCESSORY AMOUNTS AND BONUS FLOOR AREA OF APPROXIMATELY 32,728 SQUARE FEET IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND A 240-H HEIGHT AND BULK DISTRICT, AFTER DEMOLITION OF AN EXISTING GARAGE.

NOTE: A Certified Court Reporter was present. An official transcript has been made and is available, for reference purposes, in the files of the Department of City Planning.

Passed motion to continue to August 18, 1983

Vote 7-0

3:30 P.M. (Cont)

10. 80.235E - YOSEMITE TRANSPORT STORAGE PROJECT, PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR YOSEMITE TRANSPORT/STORAGE PROJECT, A PART OF SAN FRANCISCO CLEAN WATER PROGRAM INVOLVING CONSTRUCTION OF SEWER PIPES OR BOX CULVERTS UNDER GRIFFITH STREET BETWEEN PALOU AND VAN DYKE, THOMAS AVENUE BETWEEN GRIFFITH AND HAWES, HAWES BETWEEN THOMAS AND BANCROFT, BANCROFT BETWEEN HAWES AND FITCH, YOSEMITE BETWEEN INGALLS AND HAWES, ARMSTRONG BETWEEN HAWES AND INGALLS, AND INGALLS BETWEEN ARMSTRONG AND FITZGERALD; CONSTRUCTION OF PUMP STATION AND UNDERGROUND RESERVOIR, NOTHEAST OF THOMAS AVENUE BETWEEN GRIFFITH AND FITCH, AND POSSIBLE AND OVERFLOW STRUCTURE CONNECTING THE PROPOSED RESERVOIR TO THE BAY UNDER THE UNDEVELOPED ALIGNMENT OF SHAFTER AVENUE BETWEEN FITCH AND THE BAY.

Public testimony taken from the following:

1. Robert Bacchi - Clean Water Program.
2. Harold Madison - Shafter Avenue Community Club.
3. Reverand John Lane
4. Sister Rolande
5. Reverand Lumpkin
6. Beatrice Gilford - a neighborhood resident.
7. Debra, Norman - a neighborhood resident.

Passed motion to close the public hearing.
Vote 7-0

4:00 P.M.

11. 81.183ED - 123 MISSION STREET, SOUTHEAST CORNER AT MAIN STREET, LOTS 14-18 IN ASSESSOR'S BLOCK 3717; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8108281 FOR A PROPOSED 27-STORY OFFICE TOWER CONTAINING APPROXIMATELY 342,800 GROSS SQUARE FEET OF OFFICE SPACE AND 100 PARKING SPACES, AFTER DEMOLITION OF THREE EXISTING STRUCTURES, IN A C-3-0 (DOWNTOWN COMMERCIAL-OFFICE) DISTRICT, 400-I HEIGHT AND BULK DISTRICT, WITHIN THE DOWNTOWN DISCRETIONARY REVIEW AREA.

(Continued from the Regular Meeting of July 7, 1983)

Approved/Conditions Motion 9786M Vote 6-1
Voting No: Commissioner Nakashima.

5:00 P.M.

12. 82.358ECZ - PARK HILL RESIDENTIAL, 355 BUENA VISTA AVENUE EAST (FORMER ST. JOSEPH'S HOSPITAL), SOUTHWEST CORNER AT PARK HILL AVENUE, LOTS 1, 1A IN ASSESSOR'S BLOCK 2607; REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT FOR UP TO 182 DWELLING UNITS AND 182 PARKING SPACES, REQUIRING EXCEPTIONS FOR REAR YARDS, OFF-STREET PARKING AND DENSITY, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT INITIATED RH-3 (HOUSE, THREE-FAMILY) DISTRICT OR RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

(Continued from the Regular Meeting of July 28, 1983)

Approved/Conditions Motion 9787M Vote 6-0
Voting No: Commissioner Salazar

13. 82.358ECZ - 355 BUENA VISTA AVENUE EAST (FORMER ST. JOSEPH'S HOSPITAL), SOUTHWEST CORNER AT PARK HILL AVENUE, LOTS 1, 1A, 15, 16, 17 AND 18 IN ASSESSOR'S BLOCK 2607; REQUEST TO RECLASSIFY PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT OR AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

(Continued from the Regular Meeting of July 28, 1983)

Approved Resolution No. 9788 Vote 6-1
Voting No.: Commissioner Salazar.

5:00 P.M.

NOTE: THE FOLLOWING IS A CORRECTION AND ADDITION TO THE REVIEW OF A PROPOSED PLANNED UNIT DEVELOPMENT ON THE SOUTH SIDE OF STONEMAN STREET BETWEEN BONVIEW AND SHOTWELL STREETS. LISTED AS ITEMS 14 AND 15 ON THE COMMISSION CALENDAR PUBLISHED ON AUGUST 5, 1983. THESE ITEMS WILL BE CONSIDERED AT 5:00 P.M. OR LATER.

81.591REC - SOUTH SIDE OF STONEMAN STREET, BETWEEN BONVIEW AND SHOTWELL STREETS, LOT 1, 2, 3, 4, 5, 51, 52 AND 53 IN ASSESSOR'S BLOCK 5547; APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR PROPOSED PLANNED UNIT DEVELOPMENT CONSISTING OF UP TO 14 DWELLING UNITS AND INVOLVING THE PROPOSED VACATION OF PORTIONS OF BOCANA STREETA AND COSO AVE.

Denied/Appeal Motion 9789M Vote 6-1
Voting No: Commissioner Bierman.

5:00 P.M. (Cont)

15. 81.591REC - SOUTH SIDE OF STONEMAN STREET, BETWEEN BONVIEW AND SHOTWELL STREETS, LOT 1 IN ASSESSOR'S BLOCK 5547; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE OF A PLANNED UNIT DEVELOPMENT TO CONSTRUCT FOURTEEN (14) DWELLING UNITS WITH UP TO 24 OFF-STREET PARKING SPACES ON APPROXIMATELY 33,000 SQUARE FEET OF PROPERTY WITH EXCEPTIONS FOR DENSITY, REAR YARD AND PARKING REQUIREMENTS.

Passed motion to continue to September 8, 1983 Vote 7-0

16. 81.591REC - SOUTH SIDE OF STONEMAN STREET, REVIEW OF PROPOSED VACATION OF PORTIONS OF BOCANA STREET AND COSO AVENUE FOR CONSISTENCY WITH THE MASTER PLAN IN CONNECTION WITH THE PLANNED UNIT DEVELOPMENT D/SCRIBED ABOVE.

Passed motion to continue to September 8, 1983.
Vote 7-0

ADJOURNED: 10:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

6/23
SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
SPECIAL JOINT MEETING
WITH
THE RECREATION & PARK COMMISSION
TUESDAY
AUGUST 16, 1983
GOLDEN GATE PARK SENIOR CITIZENS CENTER
6101 FULTON STREET
7:30 P.M.

DOCUMENT

AUG 19 1985

PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Nakashima, Rosenblatt, Wortman and Wright.

ABSENT: Commissioners Klein and Salazar.

7:30 P.M.

1. 83-332R - Realignment of the Great Highway between Lincoln Way and Sloat Boulevard and related improvements.

Public testimony taken from the following:

1. Thomas Landers, Acting Executive Director of the Clean Water Program.
2. Jack Davis, Superintendent of the Golden Gate National Recreation Area.
3. Sarah Pinchus.
4. Steve Scholl, California Coastal Commission
5. Edith Fried, The Sierra Club.
6. Robert Bacci
7. John Buchwald.
8. Frederica Carment
9. Glen Krell
10. Brian Fuens
11. Lois Cowling.
12. Esther Bourne
13. Kathleen Prell
14. Dennis Antenore
15. Emily Diaz.
16. Maureen Roland
17. Joseph Bennett
18. George Gates

Passed a motion authorizing the Director to report that the matter is in conformity with the Master Plan.

Vote 5-0

Absent: Commissioner Klein and Salazar.

#21
8/18/83

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
AUGUST 18, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

AUG 19 1983

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Klein, Nakashima, Rosenblatt, Salazar, Wortman and Wright.

1:00 P.M.

1. Current Matters

A. Director's Report

1. REVIEW AND CONSIDERATION OF DESIGN DEVELOPMENT DRAWINGS FOR A PUBLIC "ROOF-TOP GARDEN TERRACE" ON THE ROOF AREA OF #1 MONTGOMERY STREET AND ELIMINATION OF PUBLIC ACCESS TO THE OPEN AREA OVER 25 MONTGOMERY STREET. THIS IS A MODIFICATION OF THE CONDITION FOR APPROVAL OF THE CROCKER BANK PROJECT AS AUTHORIZED ON JULY 26, 1979 UNDER RESOLUTION NO. 8332.

Approved

Motion 9770M

Vote 5-0

Absent: Commissioners Klein and Salazar.

B. Commissioners' Questions and Matters.

1:30 P.M.

2. 83.115EZCZ - 3043 - 16TH STREET, SOUTHWEST CORNER AT HOFF STREET AND 30 HOFF STREET, A THROUGH LOT TO RONDEL PLACE, LOTS 22 AND 84 IN ASSESSOR'S BLOCK 3569 RESPECTIVELY; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BUILDINGS EXCEEDING HEIGHT OF 40 FEET IN AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT.

NOTE: Proposed for continuation to September 8, 1983.

Passed motion to continue to September 15, 1983.

Vote 5-0

Absent: Commissioners Klein and Salazar.

1:30 P.M. (Cont)

3. 83.13E - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREET: LOT 14 IN ASSESSOR'S BLOCK 271; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/OFFICE BUILDING, REQUIRING DISCRETIONARY REVIEW.

(Continued from the Regular Meeting of July 21, 1983)

NOTE: Proposed for continuation to September 22, 1983.

Passed motion to continue to September 22, 1983.

Vote 5-0

Absent: Commissioners Klein and Salazar.

4. 83.13ED - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREETS: LOTS 14 IN ASSESSOR'S BLOCK 271; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8300196-S FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/OFFICE BUILDING.

NOTE: Proposed for continuation to September 22,

Passed motion to continue to September 22, 1983.

Vote 5-0

Absent: Commissioners Klein and Salazar.

1:30 P.M.

5. 83.13ED - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREETS; LOT 14 IN ASSESSOR'S BLOCK 271; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8300196-S FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/OFFICE BUILDING.

NOTE: Proposed for continuation to September 2, 1983.

Passed motion to continue to September 22, 1984

Vote 5-0

Absent: Commissioners Klein and Salazar.

6. 82.224VEC - 1700 CALIFORNIA STREET, NORTHWEST CORNER AT VAN NESS AVENUE, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 642; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT BULK REQUIREMENT EXCEPTIONS OF THE CITY PLANNING CODE AND A PLANNED UNIT DEVELOPMENT FOR AN 11-STORY RESIDENTIAL/COMMERCIAL COMPLEX CONTAINING UP TO 47 DWELLING UNITS, APPROXIMATELY 82,500 GROSS SQUARE FEET OF OFFICE SPACE, 8,300 GROSS SQUARE FEET OF RETAIL SPACE AND PARKING FOR 201 CARS REQUIRING EXCEPTIONS TO CITY PLANNING CODE STANDARDS FOR REAR YARD IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN A 130-HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of August 11, 1983)

1:30 P.M. (Cont)

6. (Cont) Approved/Conditions Motion 9791M Vote 6-0
Absent: Commissioner Salazar.

7. 81.400EC - 500-524 POST STREET, NORTHWEST CORNER AT MASON STREET, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 297; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE TO CONSTRUCT A 315,000 SQUARE-FOOT, 21-STORY, 350 GUEST ROOM HOTEL WITH A 140-PARKING SPACE GARAGE, REQUESTING PARKING IN EXCESS OF ACCESSORY AMOUNTS AND BONUS FLOOR AREA OF APPROXIMATELY 32,728 SQUARE FEET IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND A 240-H HEIGHT AND BULK DISTRICT, AFTER DEMOLITION OF AN EXISTING GARAGE.

NOTE: A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN MADE AND IS AVAILABLE, FOR REFERENCE PURPOSES, IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

Approved/Conditions Motion 9792M Vote 5-1
Voting No: Commissioner Bierman
Abstained: Commissioner Wortman

2:00 P.M.

8. 83.283C - GRAYSTONE TERRACE, SOUTHWEST CORNER AT IRON ALLEY, LOT 16 AND A PORTION OF LOT 34 IN ASSESSOR'S BLOCK 2719B; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 DWELLING UNITS ON A LOT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WITH 12,125 SQUARE FEET WHEN 1,500 SQUARE FEET PER DWELLING IS REQUIRED.
(Continued from the Regular Meeting of August 4, 1983)

Approved/Conditions Motion 9793M Vote 6-1
Voting No: Commissioner Bierman.

9. 83.249C - GRAYSTONE TERRACE, SOUTH SIDE BETWEEN IRON ALLEY AND PEMBERTON PLACE, LOT 34 AND A PORTION OF LOT 16 IN ASSESSOR'S BLOCK 2719B; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT THREE DWELLING UNITS ON A LOT WITH APPROXIMATELY 5,256 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WHEN 1,500 SQUARE FEET PER UNIT IS REQUIRED.

Approved/Conditions Motion 9794M Vote 6-1
Voting No: Commissioner Bierman.

2:00 P.M. (Cont)

10. 83.264L - 2351 CLAY STREET, PACIFIC MEDICAL CENTER (PMC), LOTS 2 AND 29 IN ASSESSOR'S BLOCK 613 AND LOT 1 IN ASSESSOR'S BLOCK 628; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE OF A PLANNED UNIT DEVELOPMENT TO ENCLOSE AN EXISTING DECK WITHIN THE REQUIRED REAR YARD TO DEVELOP A MAGNETIC RESONANCE SYSTEM FOR DIAGNOSTIC RESEARCH OF PATIENTS AT THE FIRST FLOOR, A TOTAL OF APPROXIMATELY 2,100 SQUARE FEET, THUS INCREASING THE FLOOR AREA RATIO FROM 2.3816 TO 1 TO 2.3885 TO 1 WHEN OTHERWISE A RATIO OF 1.8 TO 1.6 IS ALLOWED, AND ALSO TO REMODEL PORTIONS OF THE FIRST FLOOR, A TOTAL OF 1,100 SQUARE FEET OF THE PMC'S STANFORD BUILDING IN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) AND RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICTS AND WITHIN A 160-F HEIGHT AND BULK DISTRICT.

Public testimony taken from the following:

1. Orin Reingold, Pacific Medical Center.
2. John Vokes, Pacific Medical Center.
3. Dr. Bruce Spivey, Pacific Medical Center.
4. Marie Cleasby, a neighborhood resident.
5. Ann Bloomfield, a neighborhood resident.
6. Frank Leoni, Pacific Medical Center Foundation.

Approved/Conditions Motion 9795M Vote 5-1
Voting No: Commissioner Bierman.
Absent: Commissioner Wright.

2:30 P.M.

11. 82.446EVU - 2318 FILMORE STREET BETWEEN CLAY AND WASHINGTON STREETS; LOT 19 IN ASSESSOR'S BLOCK 612; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT 4-STORIES (33,740 SQUARE FEET) OF RETAIL AND OFFICE SPACE WITHIN EXISTING WALLS OF A 3-STORY, 32,150 SQUARE FOOT AUTO REPAIR GARAGE BUILDING; INCLUDING 16 ON-SITE PARKING SPACES AND 27 OFF-SITE PARKING SPACES; REQUIRING PARKING VARIANCE AND SPECIAL USE AUTHORIZATION.

Appeal withdrawn - No Action Required.

12. 82.446EVU - 2318 FILMORE STREET, EAST SIDE BETWEEN WASHINGTON AND CLAY STREETS, LOT 19 IN ASSESSOR'S BLOCK 612; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR COMMERCIAL SPACE OVER 2,500 SQUARE FEET, CONSTRUCTION OF FOUR STORIES (33,740 SQUARE FEET) OF RETAIL AND OFFICE SPACE WITHIN EXISTING WALLS OF A 3-STORY, 32,150 SQUARE-FOOT AUTO REPAIR GARAGE BUILDING, INCLUDING 16 ON-SITE PARKING SPACES AND 27 OFF-SITE PARKING SPACES, REQUIRING VARIANCE APPROVAL IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILMORE SPECIAL USE DISTRICT.

2:30 P.M. (Cont)

12. (Cont) Passed motion of intent to approve and continued to August 25, 1983.
Vote 6-0
Absent: Commissioner Wright.

13. 83.325U - 2426 FILMORE STREET, EAST SIDE BETWEEN WASHINGTON AND JACKSON STREETS, LOT 18B IN ASSESSOR'S BLOCK 605; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A SPECIALTY RETAIL FOOD STORE SELLING BEER AND WINE FOR OFF-PREMISES CONSUMPTION IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILMORE SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. John Newman - Attorney, representing the project sponsor.
2. Deborah Rutsko - a neighborhood resident.
3. Ann Bloomfield - a neighborhood resident.

Approved/Conditions Motion 9796M Vote 6-0
Absent: Commissioner Wright

14. 83.269U - 2075 MARKET STREET, SOUTH SIDE, EAST OF CHURCH STREET, LOT 67 IN ASSESSOR'S BLOCK 3544; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT HAVING A SEATING CAPACITY OF UP TO 49 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of July 21, 1983)

Passed motion to continue to September 15, 1983.
Vote 6-0
Absent: Commissioner Wright.

3:00 P.M.

15. EE81.11 - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT ON VACANT LOT 33 DWELLING UNITS IN 8 BUILDINGS WITH 43 PARKING SPACES IN COMMON GARAGE UNDER 3 OF THE BUILDINGS WITH ACCESS FROM 24TH STREET AND FROM CLIPPER STREET, REQUIRING CONDITIONAL USE AUTHORIZATION

Passed motion to continue to September 29, 1983
Vote 7-0

3:00 P.M. (Cont)

16. 82.44R - 25TH AND CLIPPER STREET AT HOMESTEAD STREET, LOT 17 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; PROPOSED SALE OF PROPERTY IN A P (PUBLIC USE) DISTRICT.

(Continued from the Regular Meeting of January 6, 1983)
NOTE: Proposed for continuation to October 6, 1983.

Passed motion to continue to September 29, 1983.
Vote 7-0

17. CU81.4 - SOUTH SIDE OF 25TH STREET, CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 17, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATION TO DENSITY, OPEN SPACE AND OFF-STREET PARKING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE FOR APPROXIMATELY 33 DWELLING UNITS AND 43 OFF-STREET PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT. A FIVE FOOT WIDE STRIP OF LAND ADJOINING THE CLIPPER STREET PROPERTY LINE AND PRESENTLY OWNED BY THE CITY MAY BE A PART OF THE DEVELOPMENT.

(Continued from the Regular Meeting of January 6, 1983)
NOTE: Proposed for continuation to October 6, 1983.

Passed motion to continue to September 29, 1983.
Vote 7-0

18. NORTH SIDE OF CLIPPER, LOT 17 IN ASSESSOR'S BLOCK 6543; CONSIDERATION OF A RESOLUTION TO INITIATE RECLASSIFICATION FROM P (PUBLIC USE) DISTRICT TO RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of January 6, 1983)
NOTE: Proposed for continuation to October 6, 1983.

Passed motion to continue to September 29, 1983.
Vote 7-0

19. 81.500EC - 1300 SACRAMENTO STREET AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR NEW CONSTRUCTION OF A 14½-STORY, 24-UNIT RESIDENTIAL BUILDING PROVIDING 24 PARKING SPACES, REQUIRING DEMOLITION OF AN EXISTING 4-STORY STRUCTURE AND CONDITIONAL USE AUTHORIZATION TO BUILD UP TO A 160-FOOT HEIGHT LIMIT.

Passed motion to continue to September 15, 1983.
Vote 7-0.

5:00 P.M.

20. 83.253T - AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO PRECLUDE SECOND UNITS IN SINGLE-FAMILY AND MULTI-FAMILY ZONED AREAS OTHERWISE PERMITTED UNDER STATE OF CALIFORNIA SENATE BILL NO. 1534 (MELLO) APPROVED BY THE GOVERNOR ON SEPTEMBER 27, 1982, EXCEPT WHERE SECOND UNITS ARE CURRENTLY PERMITTED BY THE CITY PLANNING CODE UNDER SECTION 209.1(c) FOR RH-1(s) DISTRICTS AND SECTION 209.1(m) FOR UNITS DESIGNED FOR AND OCCUPIED BY SENIOR CITIZENS OR PHYSICALLY HANDICAPPED PERSONS.
(Continued from the Regular Meeting of July 28, 1983)

Passed motion to continue to September 1, 1983.
Vote 7-0

21. 83.435ET - AMENDMENT TO SECTION 207 OF THE CITY PLANNING CODE AND ADDITION OF SECTION 207.2 TO THE CITY PLANNING CODE TO PERMIT ONE ADDITIONAL SECONDARY DWELLING UNIT IN OWNER-OCCUPIED, SINGLE-FAMILY HOMES IN R DISTRICT.
(Continued from the Regular Meeting of July 7, 1983)

Passed motion to continue to September 1, 1983.
Vote 7-0

ADJOURNED: 6:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY,
CITY PLANNING COMMISSION AT 558-4656.

SF
C55
#21
8/25/83

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
AUGUST 25, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 26 1983

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Klein, Nakashima, Rosenblatt, Salazar and Wortman.

ABSENT: Commissioner Nothenberg.

1:00 P.M.

1. Current Matters.
 - A. Director's Report.
 - B. Commissioners' Questions and Matters.

1:30 P.M.

2. PRESENTATION OF THE DOWNTOWN PLAN.

Informational Presentation Only - No Action Required.

- 2A. 83.418ET - CONSIDERATION OF INITIATION OF INTERIM CONTROLS ON DEVELOPMENT IN C-3 (DOWNTOWN-COMMERCIAL) DISTRICTS AND ON OFFICE AND HOTEL DEVELOPMENT IN OTHER COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS.

Approved Resolution No. 9797 Vote 6-0
Absent: Commissioner Nothenberg

3. 83.195ET - CONSIDERATION OF PROPOSED TEXT AMENDMENT TO SECTION 126 OF THE CITY PLANNING CODE TO REDUCE THE PERMITTED FLOOR AREA RATIO (FAR) IN THE C-3-O (DOWNTOWN COMMERCIAL-OFFICE) DISTRICT FROM 14:1 TO 10:1, DEVELOPMENT BONUSES WITHIN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICT FROM SEPTEMBER 1, 1983 TO MAY 1, 1984.
(Continued from the Regular Meeting of August 11, 1983)

Application withdrawn - No Action required.

2:00 P.M.

4. 82.446EVU - 2318 FILLMORE STREET, LOT 19 IN ASSESSOR'S BLOCK 612, ZONED C-2 (COMMUNITY BUSINESS) IN THE UPPER FILLMORE SPECIAL USE DISTRICT; CONSIDERATION OF MOTION APPROVING FOUR-STORY COMMERCIAL BUILDING OVER 2,500 SQUARE FEET,

Approved/Conditions Motion No. 9800M Vote 6-0
Absent: Commissioner Nothenberg.

5. EE81.63 - FERRY BUILDING COMPLEX, FOOT OF MARKET, PRIMARILY EAST OF THE EMBARCADERO, LOTS 000A, 000F, 000H, 000W AND 1 IN ASSESSOR'S BLOCK 9900; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED REHABILITATION AND EXPANSION OF THE FERRY BUILDING AND THE AGRICULTURE BUILDING TO CONTAIN OFFICE AND RETAIL SPACE, AND CONSTRUCTION OF A 3-STORY OFFICE AND RETAIL BUILDING ON PIER 1, AFTER DEMOLITION OF THE EXISTING SHED, WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT, 84-X-1 AND 84-J HEIGHT AND BULK DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.

Passed motion to continue to September 15, 1983.
Vote 6-0
Absent: Commissioner Nothenberg.

6. 83.31MAC - FERRY BUILDING COMPLEX, FOOT OF MARKET STREET, PRIMARILY EAST OF THE EMBARCADERO, LOTS 000A, 000F, 000H, 000W, AND 1 IN ASSESSOR'S BLOCK 900; PROPOSED REHABILITATION AND EXPANSION OF THE FERRY BUILDING AND THE AGRICULTURE BUILDING TO CONTAIN OFFICE AND RETAIL SPACE, AND CONSTRUCTION OF A 3-STORY OFFICE AND RETAIL BUILDING ON PIER 1, AFTER DEMOLITION OF THE EXISTING SHED, WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT, 84-X-1 AND 84-J HEIGHT AND BULK DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, REQUIRING:

1. AMENDMENTS TO THE NORTHEASTERN WATERFRONT PLAN, A PART OF THE COMPREHENSIVE PLAN; AND
2. CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO THE FERRY BUILDING, DESIGNATED CITY LANDMARK NO. 90; AND
3. CONDITIONAL USE AUTHORIZATION TO PERMIT COMMERCIAL USES NOT DIRECTLY RELATED TO THE CONDUCT OF WATERBORNE COMMERCE OR NAVIGATION IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.

2:00 P.M.

6. (Cont)

(Continued from the Regular Meeting of February 17, 1983)
NOTE: Proposed for continuation to September 15, 1983.

Passed motion to continue to September 15, 1983

Vote 6-0

Absent: Commissioner Nothenberg.

7. 83.324C - SEAWALL LOT 351 AT WASHINGTON STREET AND THE EMBARCADERO, LOT 13 IN ASSESSOR'S BLOCK 201; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE CONSTRUCTION OF A 400-SPACE MECHANICAL OFF-STREET PARKING FACILITY TO BE USED IN CONJUNCTION WITH THE FERRY BUILDING COMPLEX IN AN RC-4 RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.
NOTE: Proposed for continuation to September 15, 1983.

Passed motion to continue to September 15, 1983.

Vote 6-0

Absent: Commissioner Nothenberg.

8. 83.115EZCZC - 3043 - 16TH STREET, SOUTHWEST CORNER AT HOFF STREET, AND 30 HOFF STREET, A THROUGH LOT TO RONDEL PLACE, LOTS 22 AND 84 IN ASSESSOR'S BLOCK 3569, RESPECTIVELY; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BUILDINGS EXCEEDING HEIGHT OF 40 FEET (APPROXIMATELY 47 FEET AND 57 FEE) IN AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT, A 50-X HEIGHT AND BULK DISTRICT AND WITHIN AN INITIATED 65-A HEIGHT AND BULK DISTRICT.
NOTE: Proposed for continuation to September 15, 1983.

Passed motion to continue to September 15, 1983.

Vote 6-0

Absent: Commissioner Nothenberg.

9. 82.564Q - 845 LAKE STREET, SOUTHSIDE BETWEEN NINTH AND TENTH AVENUES, LOT 43 IN ASSESSOR'S BLOCK 1349; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.

Passed motion to continue to September 15, 1983.

Vote 6-0

Absent: Commissioner Nothenberg.

2:00 P.M. (Cont)

10. 83.7Q - 830 LAKE STREET, NORTH SIDE BETWEEN NINTH AND TENTH AVENUES, LOT 5, IN ASSESSOR'S BLOCK 1349; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUB-DIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.

Passed motion to continue to September 15, 1983

Vote 6-0

Absent: Commissioner Nothenberg

11. 82.365Q - 972 BUSH STREET, NORTH SIDE BETWEEN JONES AND TAYLOR STREETS, LOT 5, IN ASSESSOR'S BLOCK 275; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 26-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

NOTE: Proposed for continuation to September 1, 1983.

Passed motion to continue to September 1, 1983.

Vote 6-0

Absent: Commissioner Nothenberg

3:00 P.M.

12. 82.583ETZ - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR RECLASSIFICATION OF HEIGHT AND BULK DISTRICTS; PORTIONS OF ASSESSOR'S BLOCKS 223-225 AND 242-244 WHICH ARE G GENERALLY BOUNDED BY GRANT AVENUE, CALIFORNIA, MASON AND CLAY STREETS. AMEND CITY PLANNING CODE AND ZONING MAP TO REDUCE MAXIMUM HEIGHTS PERMITTED IN PORTIONS OF SIX BLOCKS TO THE SOUTH, EAST AND WEST OF THE CHINESE PLAY-GROUND.

(Continued from the Regular Meeting of August 11, 1983)

Denied/Appeal Motion No. 9798M Vote 5-1

Voting No: Commissioner Salazar

Absent: Commissioner Nothenberg.

3:00 P.M. (Cont)

13. 82.583ETZ - INITIATION OF AMENDMENTS TO ZONING MAP AND CITY PLANNING CODE TO EFFECTIVELY REDUCE HEIGHT LIMITS IN PORTIONS OF SIX BLOCKS TO THE SOUTH, EAST AND WEST OF THE CHINESE PLAYGROUND.

(Continued from the Regular Meeting of August 4, 1983)

Public testimony taken from the following:

1. Dennis Wong, the Chinatown Improvement Association.
2. Tommy Chin, the Chinese American Citizen Alliance.
3. Alan Wong, the Chinatown YMCA.
4. James Fang
5. Amy Chung
6. Dick Wong
7. George Woo
8. Gordon Chin
9. Wah Son Lo, Pineg Yuen Residents Association.
10. Maurice Lim Miller
11. Eric Jew
12. Jane Herzog, San Francisco Tomorrow
13. Daria Moy
14. Bradford Paul, North of Market Planning Coalition.
15. Betty Landis, Open Space Citizen's Advisory Committee.
16. Stan Yee
17. Lee Ong, Committee for Better Housing in Chinatown.

Approved Resolution No. 9799 Vote 5-1

Voting No: Commissioner Salazar.

Absent: Commissioner Nothenberg

14. 82.649EC - SOUTH CHINA BASIN HELIPORT, BETWEEN CHINA BASIN, MISSION ROCK AND 3RD STREETS NEAR PIER 48, A PORTION OF SEAWALL LOT 337 IN ASSESSOR'S BLOCK 3880; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR PROPOSED HELICOPTER LANDING AREA WITH UNDERGROUND FUELING FACILITIES AND PARKING AREA FOR HELICOPTERS TO BE USED FOR BUSINESS AND COMMERCIAL PURPOSES.

(Continued from the Regular Meeting of June 23, 1983)

NOTE: Proposed for continuation after Department of City Planning presents report on present status.

Passed motion to continue to September 22, 1983.

Vote 6-0

Absent: Commissioner Nothenberg.

3:00 P.M. (Cont)

15. 82.649EC - SOUTH CHINA BASIN HELIPORT, BETWEEN CHINA BASIN, MISSION ROCK AND 3RD STREETS NEAR PIER 48, A PORTION OF SEAWALL LOT 337 IN ASSESSOR'S BLOCK 3880; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A HELICOPTER LANDING AREA WITH UNDERGROUND FUELING FACILITIES AND PARKING AREA FOR HELICOPTERS TO BE USED FOR BUSINESS AND COMMERCIAL PURPOSES.

(Continued from the Regular Meeting of June 23, 1983)

NOTE: Proposed for continuation after Department of City Planning presents report on present status.

Passed motion to continue to September 22, 1983.

Vote 6-0

Absent: Commissioner Nothenberg.

3:30 P.M.

EXECUTIVE SESSION - TO CONFER WITH COUNSEL ON PENDING LITIGATION.

Completed.

ADJOURNED: 5:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

SF
255
121
1/1/83

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
SEPTEMBER 1, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 22 1983

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima and Salazar.

ABSENT: Commissioners Nothenberg and Rosenblatt.

1:30 P.M.

1. Current Matters.

A. Director's Report.

1. CONSIDERATION OF A RESOLUTION AUTHORIZAING THE DIRECTOR OF PLANNING TO APPLY FOR, ACCEPT AND EXPEND SUPPLEMENTAL FUNDS, NOT TO EXCEED \$5,000, FROM THE FEDERAL HIGHWAY ADMINISTRATION FOR THE PURPOSE OF A STAFF PRESENTATION ON PEDESTRIAN SAFETY AT THE PEDESTRIAN SAFETY CONFERENCE IN BOULDER, COLORADO.

Approved Resolution No. 9801. Vote 5-0

Absent: Commissioners Nothenberg and Rosenblatt.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 82.365Q - 972 BUSH STREET, NORTH SIDE BETWEEN JONES AND TAYLOR STREETS, LOT 5 IN ASSESSOR'S BLOCK 275; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 26-UNIT CONDOMINIUM CONVERSION SUB-DIVISION IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.
(Continued from the Regular Meeting of August 25, 1983)

Passed motion to continue to September 15, 1983

Vote 5-0

Absent: Commissioners Nothenberg and Rosenblatt.

SEPTEMBER 1, 1983

2:00 P.M. (Cont)

3. 83.301VC - 1823 TURK STREET, SOUTH SIDE BETWEEN BRODERICK AND DIVISIDERO STREETS, LOT 20 IN ASSESSOR'S BLOCK 1153; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT ENLARGEMENT OF A CHURCH IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved/Conditions Motion No. 9802 Vote 5-0
Absent: Commissioners Nothenberg and Rosenblatt.

4. 83.309C - 2055 TARAVAL STREET, SOUTHEAST CORNER AT 31ST AVENUE, LOT 37 IN ASSESSOR'S BLOCK 2395; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A VETERINARY CLINIC IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved/Condition Motion No. 9803 Vote 5-0
Absent: Commissioners Nothenberg and Rosenblatt.

5. 83.276C - 12 BYRON COURT, NORTH SIDE, EAST OF LOWELL AVENUE, LOT 53 IN ASSESSOR'S BLOCK 6489; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A RESIDENTIAL CARE FACILITY FOR 18 PERSONS IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Passed motion to continue to October 6, 1983.

Vote 5-0

Absent: Commissioners Nothenberg and Rosenblatt.

6. 83.361C - 4645 ANZA STREET, SOUTHEAST CORNER AT 38TH AVENUE, LOT 9A IN ASSESSOR'S BLOCK 1580; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A RESIDENTIAL CARE FACILITY FOR 10 PERSONS IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Motion No. 9804 Vote 5-0
Absent: Commissioners Nothenberg and Rosenblatt.

SEPTEMBER 1, 1983

2:30 P.M.

7. 83.253T - AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO INCLUDE SECOND UNITS IN SINGLE-FAMILY AND MULTI-FAMILY ZONED AREAS OTHERWISE PERMITTED UNDER STATE OF CALIFORNIA SENATE BILL NO. 1534 (MELLO) APPROVED BY THE GOVERNOR ON SEPTEMBER 27, 1982, EXCEPT WHERE SECOND UNITS ARE CURRENTLY PERMITTED BY THE CITY PLANNING CODE UNDER SECTION 209.1(c) FOR RH-1(s) DISTRICTS AND SECTION 209.1(m) FOR UNITS DESIGNED FOR AND OCCUPIED BY SENIOR CITIZENS OR PHYSICALLY HANDICAPPED PERSONS.

(Continued from the Regular Meeting of August 18, 1983)

NOTE: Proposed for continuation to September 15, 1983.

Passed motion to continue to September 15, 1983.

Vote 5-0

Absent: Commissioners Nothenberg and Rosenblatt.

8. 82.435ET - AMENDMENT TO SECTION 207 OF THE CITY PLANNING CODE AND AN ADDITION OF SECTION 207.2 OF THE CITY PLANNING CODE TO PERMIT ONE ADDITIONAL SECONDARY DWELLING UNIT IN OWNER-OCCUPIED, SINGLE-FAMILY HOMES IN R DISTRICTS.

(Continued from the Regular Meeting of July 7, 1983)

NOTE: Proposed for continuation to September 15, 1983.

Passed motion to continue to September 15, 1983.

Vote 5-0 Absent: Commissioners Nothenberg & Rosenblatt.

ADJOURNED: 3:30 P.M.

NOTE: For information related to any of the above matters, please call Lee Woods, Administrative Secretary, City Planning Commission at 558-4656.

THERE WILL BE NO COMMISSION MEETING OF SEPTEMBER 8, 1983; ITEMS FROM THAT CALENDAR ARE CONTINUED TO SEPTEMBER 15, 1983.

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21
9-2-83
SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING

HELD
THURSDAY

SEPTEMBER 15, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

NOV 22 1983

PRESENT: Commissioners Bierman, Karasick, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: Commissioner Klein.

12:00 Noon - FIELD TRIP.

Cancelled.

1:00 P.M.

1. Current Matters.

A. Director's Report.

B. Commissioners' Questions and Matters.

1:30 P.M.

2. 81.500EC - 1300 SACRAMENTO STREET AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR NEW CONSTRUCTION OF A 14½-STORY, 24-UNIT RESIDENTIAL BUILDING PROVIDING 24 PARKING SPACES, REQUIRING DEMOLITION OF AN EXISTING 4-STORY STRUCTURE AND CONDITIONAL USE AUTHORIZATION TO BUILD UP TO A 160-FOOT HEIGHT LIMIT.

(Continued from the Regular Meeting of August 18, 1983)
NOTE: Proposed for continuation to September 22, 1983.

Passed motion to continue to September 22, 1983.

Vote 5-0

Absent: Commissioners Klein and Salazar.

1:30 P.M. (Cont)

3. 81.500CE - 1300 SACRAMENTO STREET AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A BUILDING EXCEEDING HEIGHT OF 40 FEET (APPROXIMATELY 130 FEET) IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND 160-A HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of July 28, 1983)

NOTE:

Proposed for continuation to September 22, 1983.

Passed motion to continue to September 22, 1983.

Vote 5-0

Absent: Commissioners' Klein and Salazar.

4. 83.253T - AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO PRECLUDE SECOND UNITS IN SINGLE-FAMILY AND MULTI-FAMILY ZONED AREAS OTHERWISE PERMITTED UNDER STATE OF CALIFORNIA SENATE BILL NO. 1534 (MELLO) APPROVED BY THE GOVERNOR ON SEPTEMBER 27, 1982, EXCEPT WHERE SECOND UNITS ARE CURRENTLY PERMITTED BY THE CITY PLANNING CODE UNDER SECTION 209.1(c) FOR RH-1(s) DISTRICTS AND SECTION 209.1(m) FOR UNITS DESIGNED FOR AND OCCUPIED BY SENIOR CITIZENS OR PHYSICALLY HANDICAPPED PERSONS.

(Continued from the Regular Meeting of September 1, 1983)
NOTE: Proposed for continuation to September 22, 1983.

This item will be heard and not continued as shown on Regular Calendar.

Matter withdrawn - No Action Required.

Vote 6-0

Absent: Commissioner Klein.

5. 82.435T - AMENDMENT TO SECTION 207 OF THE CITY PLANNING CODE AND AN ADDITION OF SECTION 207.2 TO THE CITY PLANNING CODE TO PERMIT ONE ADDITIONAL SECONDARY DWELLING UNIT IN OWNER-OCCUPIED, SINGLE-FAMILY HOMES IN AN R DISTRICT.
(Continued from the Regular Meeting of September 1, 1983)

Public testimony taken from the following:

1. Virginia Fusco.
2. Eileen Wei, The Bay Area Council.
3. Randy Shaw, The Tenderloin Housing Clinic.
4. Walter Park, Independent Housing Service.

1:30 P.M. (Cont)

5. (Cont) 5. Rex Wisnan, Building Trades Associates.
6. Dale Carlson, Stanyan-Fulton Associates
7. Beatrice Laws
8. John Bardis.

Passed motion to continue to September 29, 1983.

Vote 6-0

Absent: Commissioner Klein.

6. 82.365Q - 972 BUSH STREET, NORTH SIDE BETWEEN JONES AND TAYLOR STREETS, LOT 5 IN ASSESSOR'S BLOCK 275; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 26-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

(Continued from the Regular Meeting of September 1, 1983)

Public testimony taken from the following:

1. John Kouba, an attorney, representing the applicant.
2. William Tolly, a tenant of the building.
3. Patrick Duffy, a tenant of the building.
4. Pat Powers, a former tenant of the building.
5. Randy Shaw, the Tenderloin Housing Clinic.
6. Jerry Schween, the North of Market Planning Coalition.
7. Nancy Hampton, the North of Market Planning Coalition.
8. Doi [unclear], a tenant of the building.
9. William Aquilar, a tenant of the building.

Approved/Conditions Motion No. 9806M Vote 5-1

Voting No: Commissioner Bierman.

Absent: Commissioner Klein.

7. 82.564Q - 845 LAKE STREET, SOUTH SIDE BETWEEN NINTH AND TENTH AVENUES, LOT 43 IN ASSESSOR'S BLOCK 1349; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS

(Continued from the Regular Meeting of August 25, 1983)

Approved/Conditions Motion No. 9806M Vote 5-1

Voting No: Commissioner Bierman

Absent: Commissioner Klein.

1:30 P.M. (Cont)

8. 83.7Q - 830 LAKE STREET, NORTH SIDE BETWEEN NINTH AND TENTH AVENUES, LOT 5 IN ASSESSOR'S BLOCK 1349; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS
(Continued from the Regular Meeting of August 25, 1983)

Approved/Conditions Motion No. 9807M Vote 5-1
Voting No: Commissioner Bierman
Absent: Commissioner Klein

2:00 P.M.

9. 83.371U - 2257-59 FILLMORE STREET, SOUTHEAST CORNER AT CLAY STREET, LOT 1 IN ASSESSOR'S BLOCK 630; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT AND RETAIL DELICATESSEN/ GOURMET SPECIALTY FOOD STORE SELLING BEER AND WINE FOR ON AND OFF-PREMISES CONSUMPTION IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9808 Vote 4-2
Voting No: Commissioners Bierman and Nakashima.
Absent: Commissioner Klein.

10. 83.269U - 2075 MARKET STREET, SOUTH SIDE, EAST OF CHURCH STREET, LOT 67 IN ASSESSOR'S BLOCK 3544; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT HAVING A SEATING CAPACITY OF UP TO 49 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of August 18, 1983)

Passed motion to continue to September 29, 1983)
Vote 6-0 Absent: Commissioner Klein

11. 83.443D - 506 CASTRO STREET, SOUTHWEST CORNER AT 18TH STREET; LOT 1 IN ASSESSOR'S BLOCK 2695. CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8305949 TO ADD TWO AUTOMATIC TELLER MACHINES TO THE FACADE OF AN EXISTING FINANCIAL OFFICE IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITHIN THE CASTRO STREET SPECIAL USE DISTRICT.
(Proposed for continuation to September 29, 1983.)

Passed motion to continue to September 29, 1983.
Vote 6-0
Absent: Commissioner Klein

2:00 P.M. (Cont)

12. 83.442D - 506 CASTRO STREET; DISCRETIONARY REVIEW OF BUILDING PERMIT
APPLICATION NO. 8305949.
(Proposed for continuation to September 29, 1983)

Passed motion to continue to September 29, 1983.

Vote 6-0

Absent: Commissioner Klein.

13. 83.115EZCZC - 3043 - 16TH STREET, SOUTHWEST CORNER AT HOFF STREET,
AND 30 HOFF STREET, A THROUGH LOT TO RONDEL PLACE, LOTS
22 AND 84 IN ASSESSOR'S BLOCK 3569, RESPECTIVELY;
REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR
BUILDING EXCEEDING HEIGHT OF 40 FEET (APPROXIMATELY
47 FEET AND 57 FEET) IN AN RC-3 (RESIDENTIAL-COMMERCIAL
COMBINED, MEDIUM DENSITY) DISTRICT, A 50-X HEIGHT AND
BULK DISTRICT AND WITHIN AN INITIATED 65-A HEIGHT AND
BULK DISTRICT.

(Continued from the Regular Meeting of August 25, 1983)

Approved/Conditions Motion No. 9809M
Absent: Commissioner Klein.

3:00 P.M.

14. 82.4191 - KAISER PERMANENTE, SAN FRANCISCO MEDICAL CENTER, DETACHED
LOTS LOCATED ON EITHER SIDE OF GEARY BOULEVARD BETWEEN
PRESIDIO AVENUE AND DIVISADERO STREET. THE HOSPITAL AND
MAIN MEDICAL BUILDINGS ARE LOCATED ON GEARY BOULEVARD,
ST. JOSEPHS AVENUE AND O'FARRELL STREETS, LOT 5 IN ASSESSOR'S
BLOCK 1095; LOTS 12, 35, 45, 46 AND 47 IN ASSESSOR'S BLOCK
1098; LOT 34 IN ASSESSOR'S BLOCK 1080; LOT 22 IN ASSESSOR'S
BLOCK 1101; LOTS 26 AND 27 IN ASSESSOR'S BLOCK 1082; LOT 9
IN ASSESSOR'S BLOCK 1079; AND LOT 1 IN ASSESSOR'S BLOCK
1094; PUBLIC HEARING ON REVISED INSTITUTIONAL MASTER PLAN,
WHICH DESCRIBES FUTURE DEVELOPMENT PLANS PROPOSED FOR THE
HOSPITAL.

Passed motion to continue to October 20, 1983.

Vote 6-0

Absent: Commissioner Klein.

3:00 P.M. (Cont)

15. 83.118ED - 1545 DIVISADERO STREET, LOT 24 IN ASSESSOR'S BLOCK 1279; CONSIDERATION OF DISCRETIONARY REVIEW OF A BUILDING PERMIT APPLICATION NO. 8301980 TO CONSTRUCT A 45 SPACE PARKING LOT.

Passed motion to continue to October 20, 1983.

Vote 6-0

Absent: Commissioner Klein.

15A. 83.118ED - 1545 DIVISADERO STREET, LOT 24 IN ASSESSOR'S BLOCK 1279; DISCRETIONARY REVIEW OF A BUILDING PERMIT APPLICATION NO. 8301980 TO CONSTRUCT A 45 SPACE PARKING LOT.

Passed motion to continue to October 20, 1983.

Vote 6-0

Absent: Commissioner Klein.

3:30 P.M.

16. 83.418EVA - APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS, ASSESSOR'S BLOCK 113, LOT 40, FOR CONSTRUCTION OF AN 85 FOOT HIGH MIXED USE RESIDENTIAL AND COMMERCIAL STRUCTURE ON A VACANT SITE WITHIN THE NORTHEAST WATERFRONT HISTORIC DISTRICT AT 1171 SANSOME STREET, WEST SIDE OF SANSOME ST. BETWEEN GREEN AND FILBERT STREETS, ACTING ON THE PENDING RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD.

NOTE: Proposed for continuation to October 13, 1983.

Passed motion to continue to October 13, 1983.

Vote 6-0

Absent: Commissioner Klein.

3:30 P.M. (Cont)

17. 83.359L - CONSIDERATION OF TRINITY PRESBYTERIAN (MISSION UNITED) CHURCH AT 3261 23RD STREET, SOUTHWEST CORNER OF CAPP STREET, LOT 35 IN ASSESSOR'S BLOCK 3642, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of July 28, 1983)

Passed motion to continue to October 20, 1983.

Vote 6-0

Absent: Commissioner Klein.

18. 83.359L - CONSIDERATION OF METROPOLITAN LIFE INSURANCE COMPANY BUILDING AT 600 STOCKTON STREET, LOT 12 IN ASSESSOR'S BLOCK 257, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Proposed for continuation to October 13, 1983)

Passed motion to continue to September 22, 1983.

Vote 6-0

Absent: Commissioner Klein.

4:00 P.M.

19. 83.74ED - 775-795 DIVISADERO STREET, SOUTHWEST CORNER AT FULTON STREET, LOT 1 IN ASSESSOR'S BLOCK 1182; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8301478 AND 8301479 PROPOSING RETAIL STRUCTURES HAVING TOTAL FLOOR AREA OF 9,950 SQUARE FEET WITH PARKING FOR 22 CARS IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN THE DIVISADERO STREET AUTO-ORIENTED USE DISCRETIONARY REVIEW POLICY AREA.

(Continued from the Regular Meeting of July 28, 1983)

Passed motion to continue to October 13, 1983.

Vote 6-0

Absent: Commissioner Klein.

4:00 P.M. (Cont)

20. 81.591REC - SOUTH SIDE OF STONEMAN STREET, BETWEEN LONVIEW AND SHOTWELL STREETS, LOTS 1, 2, 3, 4, 5, 51, 52 AND 53 IN ASSESSOR'S BLOCK 5614 AND LOT 1 IN ASSESSOR'S BLOCK 5547; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE OF PROPOSED VACATION AND SALE OF PORTIONS OF BOCANO STREET AND STONEMAN STREET IN CONNECTION WITH THE PLANNED UNIT DEVELOPMENT TO CONSTRUCT 14 DWELLING UNITS WITH UP TO 24 OFF-STREET PARKING SPACES ON APPROXIMATELY 33,000 SQUARE FEET OF PROPERTY WITH EXCEPTIONS FOR DENSITY, REAR YARD AND PARKING REQUIREMENTS.

(Continued from the Regular Meeting of August 11, 1983)

Passed motion to continue to September 29, 1983

Vote 6-0

Absent: Commissioner Klein.

21. 81.591REC - SOUTH SIDE OF STONEMAN STREET, BETWEEN BONVIEW AND SHOTWELL STREETS, LOTS 1, 2, 3, 4, 5, 51, 52 AND 53 IN ASSESSOR'S BLOCK 5614 AND LOT 1 IN ASSESSOR'S BLOCK 5547; REVIEW PROPOSED FOR VACATION AND SALE OF BOCANA AND STONEMAN STREETS FOR CONSISTENCY WITH THE MASTER PLAN IN CONNECTION WITH THE PLANNED UNIT DEVELOPMENT AS DESCRIBED IN ITEM 20.

(Continued from the Regular Meeting of August 11, 1983)

Passed motion to continue to September 29, 1983.

Vote 6-0

Absent: Commissioner Klein.

5:00 P.M.

22. 83.418ET - INTERIM CONTROLS ON DEVELOPMENT IN C-3 (DOWNTOWN COMMERCIAL) DISTRICTS AND ON OFFICE AND HOTEL DEVELOPMENT IN OTHER COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. CONSIDERATION OF AN ORDINANCE AMENDING THE CITY PLANNING CODE TO ESTABLISH INTERIM CONTROLS ON CERTAIN TYPES OF DEVELOPMENT, DIRECTING THE DEPARTMENT OF CITY PLANNING AND THE CITY PLANNING COMMISSION TO DEFER ACTION ON ALL NON-RESIDENTIAL PROJECTS OVER 50,000 GROSS SQUARE FEET IN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICTS, AND ON ALL OFFICE AND HOTEL PROJECTS OVER 50,000 GROSS SQUARE FEET IN THE C-1 (NEIGHBORHOOD SHOPPING) C-2 (COMMUNITY BUSINESS), C-M (HEAVY COMMERCIAL), M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL) DISTRICTS WITH THE EXCEPTION OF PROJECTS WITHIN THE JURISDICTION OF THE PORT OF SAN FRANCISCO OR THE SAN FRANCISCO REDEVELOPMENT AGENCY; DIRECTING THE CITY DEPARTMENTS NOT TO ACCEPT NEW

5:00 P.M. (Cont)

22. (Cont) APPLICATIONS FOR THE SAME TYPES OF PROJECTS IN THE SAME USE DISTRICTS: DIRECTING THE CITY DEPARTMENTS RESPONSIBLE FOR PERMIT PROCESSING TO REVIEW PROPOSALS IN THE SUBJECT USE DISTRICTS FOR THE PROJECT TYPES ON AN INFORMAL BASIS, INCLUDING PREPARATION OF ANY NECESSARY ENVIRONMENTAL REVIEW DOCUMENTATION; ALL TO BE EFFECTIVE AS OF AUGUST 25, 1983, PENDING ADOPTION OF NEW ZONING REGULATIONS AND OTHER ORDINANCES FOR THE DOWNTOWN AREA.
(Proposed for continuation to September 22, 1983 at which time an Appeal of the Preliminary Negative Declaration issued for this proposal will also be heard.)

Passed motion to continue to September 22, 1983.

Vote 6-0

Absent: Commissioner Klein.

6:00 P.M.

23. EE81.63 - FERRY BUILDING COMPLEX, FOOT OF MARKET STREET, PRIMARILY EAST OF THE EMBARCADERO, LOTS 000A, 000F, 000H, 000W AND 1 IN ASSESSOR'S BLOCK 9900; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED REHABILITATION AND EXPANSION OF THE FERRY BUILDING AND THE AGRICULTURE BUILDING TO CONTAIN OFFICE AND RETAIL SPACE, AND CONSTRUCTION OF A 3-STORY OFFICE AND RETAIL BUILDING ON PIER 1, AFTER DEMOLITION OF THE EXISTING SHED, WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT, 84-X-1 AND 84-J HEIGHT AND BULK DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.
(Continued from the Regular Meeting of August 25, 1983)
(Proposed for continuation to September 29, 1983)

Passed motion to continue to September 29, 1983.

Vote 6-0

Absent: Commissioner Klein.

6:00 P.M. (Cont)

24. 83.31MAC - FERRY BUILDING COMPLEX AND MECHANICAL OFF-STREET PARKING FACILITY AT FOOT OF MARKET STREET, PRIMARILY EAST OF THE EMBARCADERO, LOTS 000A, 000F, 000H, 000W AND 1 IN ASSESSOR'S BLOCK 9900; PROPOSED REHABILITATION AND EXPANSION OF THE FERRY BUILDING AND THE AGRICULTURE BUILDING TO CONTAIN OFFICE AND RETAIL SPACE, AND CONSTRUCTION OF A 3-STORY OFFICE AND RETAIL BUILDING ON PIER 1, AFTER DEMOLITION OF THE EXISTING SHED, WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT, 84-X-1 AND 84-J HEIGHT AND BULK DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, REQUIRING:

1. AMENDMENTS TO THE NORTHEASTER WATERFRONT PLAN, A PART OF THE COMPREHENSIVE PLAN; AND
2. CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO THE FERRY BUILDING, DESIGNATED CITY LANDMARK NO. 90; AND
3. CONDITIONAL USE AUTHORIZATION TO PERMIT COMMERCIAL USES NOT DIRECTLY RELATED TO THE CONDUCT OF WATERBORNE COMMERCE OR NAVIGATION IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, AND EXCEPTION TO THE BULK PROVISIONS; AND
4. CONDITIONAL USE AUTHORIZATION WITH REGARD TO THE PROVISIONS OF PARKING.

(Continued from the Regular Meeting of August 25, 1983)

Proposed for continuation to September 29, 1983)

Passed motion to continue to September 29, 1983.

Vote 6-0

Absent: Commissioner Klein.

25. 83.324C - FERRY BUILDING COMPLEX AND MECHANICAL OFF-STREET PARKING FACILITY, SEAWALL LOT 351 AT WASHINGTON STREET AND THE EMBARCADERO, LOT 13 IN ASSESSOR'S BLOCK 201; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE CONSTRUCTION OF A 400-SPACE MECHANICAL OFF-STREET PARKING FACILITY TO BE USED IN CONJUNCTION WITH THE FERRY BUILDING COMPLEX IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

(Continued from the Regular Meeting of August 25, 1983)

Proposed for continuation to September 29, 1983.

6:00 P.M. (Cont)

25. (Cont) Passed motion to continue to September 29, 1983
Vote 6-0
Absent: Commissioner Klein.

ADJOURNED: 5:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

SF
C55
#21
122/3

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
SEPTEMBER 22, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

AUG 19 1985

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Nakashima & Rosenblatt

ABSENT: Commissioners Klein and Salazar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO AMEND THE CONTRACT WITH THE CALIFORNIA ENVIRONMENTAL INTERNE PROGRAM (CEIP) FOR AN AMOUNT NOT TO EXCEED \$6,300 TO SUPPORT A LIMITED NUMBER OF INTERNES TO SERVE AS SHORT-TERM TEMPORARY EMPLOYEES IN THE DEPARTMENT.

Approved Resolution No. 9810 Vote 5-0
Absent: Commissioners Klein and Salazar

2. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SUBMIT A SUPPLEMENTAL APPROPRIATION REQUEST IN AN AMOUNT NOT TO EXCEED \$450,000 TO COVER ADDITIONAL CITY ATTORNEY'S EXPENSES FOR FY1983-84.

Approved Resolution No. 9811 Vote 5-0
Absent: Commissioners Klein and Salazar

3. INFORMATIONAL PRESENTATION OF THE "UNION SQUARE 100" PROJECT, A MAJOR COMMERCIAL REHABILITATION PROJECT OF 87,500 SQUARE FEET, GENERALLY CONFORMING TO THE DOWNTOWN PLAN.

Informational presentation - No action required

4. REPORT TO BOARD OF SUPERVISORS ESTIMATING THE NUMBER OF PEAK-PERSON PER PERSON-TRIPS GENERATED ANNUALLY PER GROSS SQUARE FEET OF OFFICE USE IN NEW DEVELOPMENTS.

Passed a motion authorizing the Director to report to the Board of Supervisors pursuant to City Ordinance No. 224-81.
Vote 5-0

Absent: Commissioners Klein and Salazar.

1:00 P.M. (Cont)

2. 83.418ET - INTERIM CONTROLS ON NON-RESIDENTIAL DEVELOPMENT IN C-3 (DOWNTOWN COMMERCIAL) DISTRICTS AND ON OFFICE AND HOTEL DEVELOPMENT IN OTHER COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS; APPEAL OF PRELIMINARY NEGATIVE DECLARATION.

Passed motion to continue to October 6, 1983

Vote 5-0

Absent: Commissioners Klein and Salazar

3. 83.418ET - INTERIM CONTROLS ON DEVELOPMENT IN C-3 (DOWNTOWN COMMERCIAL) DISTRICT AND ON OFFICE AND HOTEL DEVELOPMENT IN OTHER COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. CONSIDERATION OF AN ORDINANCE AMENDING THE CITY PLANNING CODE TO ESTABLISH INTERIM CONTROLS ON CERTAIN TYPES OF DEVELOPMENT, DIRECTING THE DEPARTMENT OF CITY PLANNING AND THE CITY PLANNING COMMISSION TO DEFER ACTION ON ALL NON-RESIDENTIAL PROJECTS OVER 50,000 GROSS SQUARE FEET IN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICTS, AND ON ALL OFFICE AND HOTEL PROJECTS OVER 50,000 GROSS SQUARE FEET IN THE C-1 (NEIGHBORHOOD SHOPPING) C-2 (COMMUNITY BUSINESS), C-M (HEAVY COMMERCIAL), M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL) DISTRICTS WITH THE EXCEPTION OF PROJECTS WITHIN THE JURISDICTION OF THE PORT OF SAN FRANCISCO OR THE SAN FRANCISCO REDEVELOPMENT AGENCY: DIRECTING THE CITY DEPARTMENTS NOT TO ACCEPT NEW APPLICATIONS FOR THE SAME TYPES OF PROJECTS IN THE SAME USE DISTRICTS; DIRECTING THE CITY DEPARTMENTS RESPONSIBLE FOR PERMIT PROCESSING TO REVIEW PROPOSALS IN THE SUBJECT USE DISTRICTS FOR THE PROJECT TYPES ON AN INFORMAL BASIS, INCLUDING PREPARATION OF ANY NECESSARY ENVIRONMENTAL REVIEW DOCUMENTATION; ALL TO BE EFFECTIVE AS OF AUGUST 25, 1983, PENDING ADOPTION OF NEW ZONING REGULATIONS AND OTHER ORDINANCES FOR THE DOWNTOWN AREA.

(Continued from the Regular Meeting of September 15, 1983)

Passed motion to continue to October 6, 1983)

Vote 5-0

Absent: Commissioners Klein and Salazar

4. 83.13ED - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREET; LOT 14 in ASSESSOR'S BLOCK 271; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/OFFICE BUILDING, REQUIRING DISCRETIONARY REVIEW.

(Continued from the Regular Meeting of August 18, 1983)

Passed motion to continue to October 27, 1983

Vote 5-0

Absent: Commissioners Klein and Salazar

1:00 P.M. (Cont)

5. 83.13ED - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREETS; LOT 14 IN ASSESSOR'S BLOCK 271; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8300196-S; FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/OFFICE BUILDING.

(Continued from the Regular Meeting of August 18, 1983)

Passed motion to continue to October 27, 1983.

Vote 5-0

Absent: Commission Klein and Salazar

6. 83.13ED - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREETS; LOT 14 IN ASSESSOR'S BLOCK 271; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8300196-S; FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/OFFICE BUILDING.

(Continued from the Regular Meeting of August 18, 1983)

Passed motion to continue to October 27, 1983.

Vote 5-0

Absent: Commission Klein and Salazar.

7. 81.500ED - 1300 SACRAMENTO STREET AT JONES STREET, LOT 3 IN ASSESSOR'S BLOCK 220 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR NEW CONSTRUCTION OF A 14½-STORY, 24-UNIT RESIDENTIAL BUILDING PROVIDING 24 PARKING SPACES, REQUIRING DEMOLITION OF AN EXISTING 4-STORY STRUCTURE AND CONDITIONAL USE AUTHORIZATION TO BUILD UP TO A 160-FOOT HEIGHT LIMIT.

(Continued from the Regular Meeting of September 15, 1983)

Passed motion to continue to September 29, 1983)

Vote 5-0

Absent: Commissioners Klein and Salazar.

8. 81.500EC - 1300 SACRAMENTO STREET, NORTHWEST CORNER AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A BUILDING EXCEEDING HEIGHT OF 40 FEET APPROXIMATELY 130 FEET) IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND 160-A HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of September 15, 1983)

Passed motion to continue to September 29, 1983)

Vote 5-0

Absent: Commissioners Klein and Salazar.

1:00 P.M. (Cont)

9. 82.649EC - SOUTH CHINA BASIN HELIPORT, BETWEEN CHINA BASIN, MISSION ROCK AND 3RD STREETS NEAR PIER 48, A PORTION OF SEAWALL LOT 337 IN ASSESSOR'S BLOCK 3880; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR PROPOSED HELICOPTER LANDING AREA WITH UNDERGROUND FUELING FACILITIES AND PARKING AREA FOR HELICOPTERS TO BE USED FOR BUSINESS AND COMMERCIAL PURPOSES.

(Continued from the Regular Meeting of August 25, 1983)

Passed motion to continue indefinitely

Vote 5-0

Absent: Commissioners Klein and Salazar

10. 82.649EC - SOUTH CHINA BASIN HELIPORT, BETWEEN CHINA BASIN; MISSION ROCK AND 3RD STREETS NEAR PIER 48, A PORTION OF SEAWALL LOT 337 IN ASSESSOR'S BLOCK 3880; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A HELICOPTER LANDING AREA WITH UNDERGROUND FUELING FACILITIES AND PARKING AREA FOR HELICOPTERS TO BE USED FOR BUSINESS AND COMMERCIAL PURPOSES.

(Continued from the Regular Meeting of August 25, 1983)

Passed motion to continue indefinitely

Vote 5-0

Absent: Commissioners Klein and Salazar

2:30 P.M.

11. 83.359L - CONSIDERATION OF METROPOLITAN LIFE INSURANCE COMPANY BUILDING AT 600 STOCKTON STREET, LOT 12 IN ASSESSOR'S BLOCK 257, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of September 15, 1983)

Approved Resolution No. 9812 Vote 5-0

Absent: Commissioners Klein and Salazar

3:00 P.M.

12. 83.378D - 563 - 22ND AVENUE, WEST SIDE BETWEEN ANZA AND BALBOA STREETS, LOT 8A IN ASSESSOR'S BLOCK 1565; CONSIDERATION OF REQUEST FOR DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 5306349, PROPOSING CONSTRUCTION OF A 4-STORY, 2-UNIT BUILDING.

Public testimony taken from the following:

1. Julian Standon - a neighborhood resident.
2. Michael Cohenheim - a neighborhood resident.
3. Antony Morovitz - a neighborhood resident.
4. Orwin O'Donnell - representint the project sponsor
5. Samuel & Connie Chong - the project sponsors

Passed motion to take Discretionary Review

Vote 5-0

Absent: Commissioners Klein and Salazar

3:00 P.M. (Cont)

13. 83.378D - 563 - 22ND AVENUE, WEST SIDE BETWEEN ANZA AND BALBOA STREETS, LOT 8A IN ASSESSOR'S BLOCK 1565; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8306349, PROPOSING CONSTRUCTION OF A 4-STORY, 2-UNIT BUILDING.

Pass motion to continue to October 13, 1983.

Vote 5-0

Absent: Commissioners Klein and Salazar.

14. 83.289C - 30 BEMIS STREET, NORTH SIDE BETWEEN MIGUAL AND ADDISON STREETS, LOT 41 IN ASSESSOR'S BLOCK 7542 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A RESIDENTIAL CARE FACILITY FOR TWO STRUCTURES HOUSING A TOTAL OF 12 CHILDREN IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of August 4, 1983)

Application withdrawn - No action required.

3:30 P.M.

15. 83.149E - 1150 SACRAMENTO STREET AT SPROULE LANE, LOTS 10, 11, 33, 34, 45 IN ASSESSOR'S BLOCK 22; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR PROPOSED CONSTRUCTION OF 69-UNIT, 17-STORY CONDOMINIUM APARTMENT BUILDING AND 4-STORY, 2-UNIT TOWNHOUSE WITH 107 PARKING SPACES; REQUIRING DEMOLITION OF EXISTING TOWNHOUSE ON LOT 10 AND ALSO OCCUPYING 5 VACANT LOTS; REQUIRING CONDITIONAL USE AUTHORIZATION.

Passed motion to continue to September 29, 1983

Vote 5-0

Absent: Commissioners Klein and Salazar.

Adjourned: 4:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

C55
#21
9/29/83

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
SEPTEMBER 29, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS 100-1

AUG 19 1985

PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITE OF MATTERS TO BE CONSIDERED BY THE CITY PLANNING COMMISSION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1. CONSIDERATION OF A RESOLUTION IN RECOGNITION OF THE 50TH ANNIVERSARY OF SAN FRANCISCO'S COIT TOWER.

Approved Resolution No. 9817 Vote 7-0

1:15 P.M.

2. 83.149E - 1150 SACRAMENTO AT SPROULE LANE, LOTS 10, 11, 33, 34, 45 IN ASSESSOR'S BLOCK 22; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR PROPOSED CONSTRUCTION OF 69-UNIT, 17-STORY CONDOMINIUM APARTMENT BUILDING AND 4-STORY, 2-UNIT TOWNHOUSE WITH 107 PARKING SPACES; REQUIRING DEMOLITION OF EXISTING TOWNHOUSE ON LOT 10 AND ALSO OCCUPYING 5 VACANT LOTS; REQUIRING CONDITION USE AUTHORIZATION. (Continued from the Regular Meeting of September 22, 1983)

Passed motion to continue to October 20, 1983.

Vote 6-0

Absent: Commissioner Salazar.

1:15 P.M. (Cont)

3. EE81.63 - FERRY BUILDING COMPLEX, FOOT OF MARKET, PRIMARILY EAST OF THE EMBARCADERO, LOTS 000A, 000F, 000H, 000W AND 1 IN ASSESSOR'S BLOCK 9900; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED REHABILITATION AND EXPANSION OF THE FERRY BUILDING AND THE AGRICULTURE BUILDING TO CONTAIN OFFICE AND RETAIL SPACE, AND CONSTRUCTION OF A 3-STORY OFFICE AND RETAIL BUILDING ON PIER 1, AFTER DEMOLITION OF THE EXISTING SHED, WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT, 84-X-1 AND 84-J HEIGHT AND BULK DISTRICT AND THE NORTHERN WATERFRONT SPACIAL USE DISTRICT NO. 1.

(Continued from the Regular Meeting of September 15, 1983)

Approved/Certification

Motion No. 9813M Vote 7-0

4. 83.31MAC - FERRY BUILDING COMPLEX, FOOT OF MARKET STREET, PRIMARILY EAST OF THE EMBARCADERO, LOTS 000A, 000F, 000H, 000W AND 1 IN ASSESSOR'S BLOCK 9900; PROPOSED REHABILITATION AND EXPANSION OF THE FERRY BUILDING AND THE AGRICULTURE BUILDING TO CONTAIN OFFICE AND RETAIL SPACE, AND CONSTRUCTION OF A 3-STORY OFFICE AND RETAIL BUILDING ON PIER 1, AFTER DEMOLITION OF THE EXISTING SHED, WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT, 84-X-1 AND 84-J HEIGHT AND BULK DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, REQUIRING:

1. AMENDMENTS TO THE NORTHEASTERN WATERFRONT PLAN, A PART OF THE COMPREHENSIVE PLAN; AND
2. CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO THE FERRY BUILDING, DESIGNATED CITY LANDMARK NO. 90; AND
3. CONDITIONAL USE AUTHORIZATION TO PERMIT COMMERCIAL USES NOT DIRECTLY RELATED TO THE CONDUCT OF WATER-BORNE COMMERCE OR NAVIGATION IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1; AND EXCEPTIONS TO THE BULK PROVISIONS OF THE PLANNING CODE AS PROVIDED UNDER SECTION 271 AND SECTION 303.

(Continued from the Regular Meeting of September 15, 1983)

Passed motion to continue to October 20, 1983.

Note 7-0

NOTE: A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN MADE AND IS AVAILABLE, FOR REFERENCE PURPOSES, IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

1:15 P.M. (Cont)

5. 83.324C - SEAWALL LOT 351 AT WASHINGTON STREET AND THE EMBARCADERO LOT 13 IN ASSESSOR'S BLOCK 201 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE CONSTRUCTION OF A 400-SPACE MECHANICAL OFF-STREET PARKING FACILITY TO BE USED IN CONJUNCTION WITH THE FERRY BUILDING COMPLEX IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) district.

(Continued from the Regular Meeting of September 15, 1983)

Passed motion to continue to October 20, 1983.

Vote 7-0

2:00 P.M.

6. 82.435T - AMENDMENT TO SECTION 207 OF THE CITY PLANNING CODE AND AN ADDITION OF SECTION 207.2 TO THE CITY PLANNING CODE TO PERMIT ONE ADDITIONAL SECONDARY DWELLING UNIT IN OWNER-OCCUPIED, SINGLE-FAMILY HOMES IN AN R DISTRICT.

(Continued from the Regular Meeting of September 15, 1983)

Approved Resolution No. 9814 Vote 4-2

Voting No: Commissioners Rosenblatt and Salazar

Absent: Commissioner Wright.

7. 83.443D - 506 CASTRO STREET, WEST SIDE, SOUTH OF 18TH STREET; LOT 2 IN ASSESSOR'S BLOCK 2695. CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8305949 TO ADD TWO AUTOMATIC TELLER MACHINES TO THE FAÇADE OF AN EXISTING FINANCIAL OFFICE IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITHIN THE CASTRO STREET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of September 15, 1983)

Passed a motion to take Discretionary Review

Vote 5-0

Absent: Commissioners Bierman and Wright.

8. 83.443D - 506 CASTRO STREET, DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8305949

(Continued from the Regular Meeting of September 15, 1983)

Approved/Conditions Motion No. 9815M Vote 5-0

Absent: Commissioners Bierman and Wright.

9. 83.269U - 2075 MARKET STREET, SOUTH SIDE, EAST OF CHURCH STREET, LOT 67 IN ASSESSOR'S BLOCK 3544 - REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT HAVING A SEATING CAPACITY OF UP TO 49 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of September 15, 1983)

Passed motion to continue to October 20, 1983

Vote 6-0

Absent: Commissioner Salazar.

2:00 P.M. (Cont)

10. 83.360U - 1668 UNION STREET, NORTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOT 90 IN ASSESSOR'S BLOCK 528 - REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A FAST FOOD/DELICATESSEN WITHIN AN EXISTING BAKERY IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITHIN THE UNION STREET SPECIAL USE DISTRICT.

Approved/modified conditions Motion No. 9816M Vote 5-0
Absent: Commissioners Bierman and Wright

11. 82.395CE - COLERIDGE STREET, NORTHWEST SIDE BETWEEN FAIR AVENUE AND VIRGINIA STREET, LOTS 9 AND 77 IN ASSESSOR'S BLOCK 5615 - CONSIDERATION AND ADOPTION OF FINAL MOTION AUTHORIZING CONDITIONAL USE TO PERMIT SIX DWELLING UNITS, THREE DWELLINGS EACH ON TWO LOTS EACH WITH 4,500 SQUARE FEET WHEN 1,500 SQUARE FEET PER DWELLING IS REQUIRED IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue indefinitely
Vote 7-0

3:00 P.M.

12. 81.591REC - SOUTH SIDE OF STONEMAN STREET BETWEEN BONVIEW AND SHOIWELL STREETS, LOTS 1, 2, 3, 4, 5, 51, 52, 53 IN ASSESSOR'S BLOCK 5614 AND LOT 1 IN ASSESSOR'S BLOCK 5547 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE OF A PLANNED UNIT DEVELOPMENT TO CONSTRUCT FOURTEEN (14) DWELLING UNITS WITH UP TO 24 OFF-STREET PARKING SPACES ON APPROXIMATELY 33,000 SQUARE FEET OF PROPERTY WITH EXCEPTIONS FOR DENSITY, REAR YARD AND PARKING REQUIREMENTS.

(Continued from the Regular Meeting of September 15, 1983)

Public testimony taken from the following:

1. Ted Baer - representing the project sponsor.
2. Jay Hendler - the project architect.
3. Barry Hanson - the project architect.
4. Staurt Rasmussen - a neighborhood resident.
5. Annette Schubert - a neighborhood resident.
6. Thomas Cary - a neighborhood resident.
7. Frank Hutchins - a neighborhood resident.

Passed motion to continue to October 20, 1983.
Vote 6-0
Absent: Commissioner Bierman.

13. 81.591REC - SOUTH SIDE OF STONEMAN STREET, REVIEW OF PROPOSED VACATION OF PORTIONS OF BOCANA STREET AND STONEMAN AVENUE FOR CONSISTENCY WITH THE MASTER PLAN IN CONNECTION WITH THE PLANNED UNIT DEVELOPMENT DESCRIBED ABOVE.

(Continued from the Regular Meeting of September 15, 1983)

Passed motion to continue to October 20, 1983.
Vote 6-0
Absent: Commissioner Bierman.

4:00 P.M.

14. EE81.11 - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 17, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT ON VACANT LOT 33 DWELLING UNITS IN 8 BUILDINGS WITH 43 PARKING SPACES IN COMMON GARAGE UNDER 3 OF THE BUILDINGS WITH ACCESS FROM 24TH STREET AND FROM CLIPPER STREET, REQUIRING CONDITIONAL USE AUTHORIZATION.

(Continued from the Regular Meeting of August 18, 1983)

Public testimony taken from the Following:

1. Russ Watson - the project architect
2. Michael Kessler - a neighborhood resident.
3. Martha Kessler - a neighborhood resident.
4. Claire Pilcher - a neighborhood resident.
5. Melonie Polaski - a neighborhood resident.
6. Shelly Fernandez - a neighborhood resident.
7. Ron Willis - a neighborhood resident.
8. Barry Koggan - a neighborhood resident.
9. Jane Brady - a neighborhood resident.

Passed motion to continue to October 6, 1983.

Vote 6-0

Absent: Commissioner Bierman.

15. 82.44R - 25TH AND CLIPPER STREET AT HOMESTEAD STREET, LOT 17 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; PROPOSED SALE OF PROPERTY IN A P (PUBLIC USE) DISTRICT.

(Continued from the Regular Meeting of August 18, 1983)

Passed motion to continue to October 6, 1983.

Vote 6-0

Absent: Commissioner Bierman.

16. CU81.4 - SOUTH SIDE OF 25TH STREET, CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 17, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATION TO DENSITY, OPEN SPACE AND OFF-STREET PARKING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE FOR APPROXIMATELY 33 DWELLING UNITS AND 43 OFF-STREET PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) and 40-X HEIGHT AND BULK DISTRICT. A FIVE-FOOT WIDE STRIP OF LAND ADJOINING THE CLIPPER STREET PROPERTY LINE AND PRESENTLY OWNED BY THE CITY MAY BE A PART OF THE DEVELOPMENT.

(Continued from the Regular Meeting of August 18, 1983)

Passed motion to continue to October 6, 1983.

Vote 6-0

Absent: Commissioner Bierman.

4:00 P.M. (Cont)

17. NORTH SIDE OF CLIPPER STREET, LOT 17 IN ASSESSOR'S BLOCK 6543; CONSIDERATION OF A RESOLUTION TO INITIATE RECLASSIFICATION FROM P (PUBLIC USE) DISTRICT TO RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of August 18, 1983)

Passed motion to continue to October 6, 1983.

Vote 6-0

Absent: Commissioner Bierman.

5:00 P.M.

18. 81.500ED - 1300 SACRAMENTO STREET AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR NEW CONSTRUCTION OF A 14½-STORY, 24-UNIT RESIDENTIAL BUILDING PROVIDING 24 PARKING SPACES, REQUIRING DEMOLITION OF AN EXISTING 4-STORY STRUCTURE AND CONDITIONAL USE AUTHORIZATION TO BUILD UP TO A 160-FOOT HEIGHT LIMIT.

(Continued from the Regular Meeting of September 22, 1983)

Sustained/Appeal Motion No. 9816M

Vote 6-0

Absent: Commissioner Bierman.

19. 81.500EC - 1300 SACRAMENTO STREET, NORTHWEST CORNER AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A BUILDING EXCEEDING HEIGHT OF 40 FEET (APPROXIMATELY 130 FEET) IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND 160-A HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of September 22, 1983)

No action required.

20. EE80.310/
83.481S - JACKSON STREET, SOUTHEAST CORNER AT LAUREL STREET, LOT 14 AND 15 IN ASSESSOR'S BLOCK 985, REVIEW FOR CONSISTENCY WITH THE MASTER PLAN OF PROPOSED SUBDIVISION OF TWO LOTS, 9,470 SQUARE FEET INTO 4 LOTS, DEMOLITION OF AN EXISTING TWO-CAR GARAGE AND CONSTRUCTION OF 4 SINGLE-FAMILY DWELLINGS.

Public testimony taken from the following:

1. Dan Volkman - the project architect.
2. Zane Greshan - attorney, representing the Presidio Heights Association of Neighbors.

Disapproved Motion No. 9819M

Vote 6-0

Absent: Commissioner Bierman.

Adjourned at 10:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY,
CITY PLANNING COMMISSION AT 558-4656

SF
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10/6/83

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
OCTOBER 6, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

AUG 19 1985

PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Salazar and Wright.

ABSENT: Commissioner Rosenblatt

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS TO BE CONSIDERED BY THE CITY PLANNING COMMISSION.

Cancelled.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters
2. EE81.11 - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 17, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT ON VACANT LOT 33 DWELLING UNITS IN 8 BUILDINGS WITH 43 PARKING SPACES IN COMMON GARAGE UNDER 3 OF THE BUILDINGS WITH ACCESS FROM 24TH STREET AND FROM CLIPPER STREET, REQUIRING CONDITIONAL USE AUTHORIZATION.
(Continued from the Regular Meeting of September 29, 1983)

Approval denied/Appeal Motion No. 7820M Vote 5-0
Absent: Commissioners Rosenblatt and Salazar.

3. 82.44R - 25TH AND CLIPPER STREET AT HOMESTEAD STREET, LOT 17 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; PROPOSED SALE OF PROPERTY IN A P (PUBLIC USE) district.
(Continued from the Regular Meeting of September 29, 1983)

Passed motion finding Master Plan conformity Vote 6-0
Absent: Commissioner Rosenblatt

1:00 P.M. (Cont)

4. CU81.4 - SOUTH SIDE OF 25TH STREET, CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 17, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATION TO DENSITY, OPEN SPACE AND OFF-STREET PARKING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE FOR APPROXIMATELY 33 DWELLING UNITS AND 43 OFF-STREET PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) and 40-X HEIGHT AND BULK DISTRICT. A FIVE-FOOT WIDE STRIP OF LAND ADJOINING THE CLIPPER STREET PROPERTY LINE AND PRESENTLY OWNED BY THE CITY MAY BE A PART OF THE DEVELOPMENT.

(Continued from the Regular Meeting of September 29, 1983)

Public testimony taken from the following:

1. Russ Watson - the project architect.
2. Jane Brady - a neighborhood resident.
3. Isabelle Malloy - a neighborhood resident.
4. Barbara Mortin - a neighborhood resident.
5. Melanie Pilansky - a neighborhood resident.
6. Jean Amos - a neighborhood resident.
7. Fred Methner - a neighborhood resident.
8. Barry Koban - a neighborhood resident.
9. Sherrill Gilderkogban - a neighborhood resident.
10. Claire Pilcher - a neighborhood resident.

Approved/conditons Motion No. 9821M Vote 6-0
Absent: Commissioner Rosenblatt.

5. NORTH SIDE OF CLIPPER STREET, LOT 17 IN ASSESSOR'S BLOCK 6543; CONSIDERATION OF A RESOLUTION TO INITIATE RECLASSIFICATION FROM P (PUBLIC USE) DISTRICT TO RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of September 29, 1983)

Approved Resolution No. 9822 Vote 6-0
Absent: Commissioner Rosenblatt.

2:00 P.M.

6. 83.56EZ - FELL STREET, SOUTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, LOTS 1, 1A, 2, 21, 22, 22A, 23 AND 24 IN ASSESSOR'S BLOCK 828 - REQUEST TO RECLASSIFY PROPERTY FROM AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT AND AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Disapproved Resolution No. 9823 Vote 3-3
NO: Commissioners Bierman, Nakashima and Salazar
Absent: Commissioner Rosenblatt

2:00 P.M. (Cont)

7. 83.306EZ - 300-320 MONTEREY BOULEVARD, NORTHWEST CORNER AT CONGO STREET, LOTS 6 AND 10 IN ASSESSOR'S BLOCK 3091 - REQUEST TO RECLASSIFY PROPERTY FROM AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Disapproved Resolution No. 9824 Vote 6-0
Absent: Commissioner Rosenblatt.

8. 83.453C - 258 SOMERSET STREET, WEST SIDE BETWEEN FELTCH AND BURROWS STREETS, LOT 7 IN ASSESSOR'S BLOCK 5977 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A NARROW LOT SUBDIVISION TO CREATE ONE 15-FOOT WIDE LOT IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/conditions Motion No. 9825M Vote 6-0
Absent: Commissioner Rosenblatt.

9. 83.319C - 52-56 LANGTON STREET, WEST SIDE BETWEEN HOWARD AND FOLSOM STREET, LOT 100 IN ASSESSOR'S BLOCK 3730 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT ONE ADDITIONAL DWELLING UNIT IN A C-3-S (DOWNTOWN SUPPORT) DISTRICT.

Approved/conditions Motion No. 9826M Vote 6-0
Absent: Commissioner Rosenblatt.

2:45 P.M.

10. 83.38C - 1335 GUERRERO STREET, EAST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 26 IN ASSESSOR'S BLOCK 6532 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT DAYCARE AND A PRESCHOOL FACILITY IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/conditions Motion No. 9827M Vote 6-0
Absent: Commissioner Rosenblatt.

11. 83.424C - 818 STEINER STREET, EAST SIDE BETWEEN GROVE AND FULTON STREETS, LOT 12 IN ASSESSOR'S BLOCK 798 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A RESIDENTIAL CARE FACILITY FOR 20 PERSONS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/conditions Motion No. 9828M Vote 6-0
Absent: Commissioner Rosenblatt.

12. 83.368C - 446 RANDOLPH STREET, NORTHEAST CORNER AT ARCH STREET, LOT 24 IN ASSESSOR'S BLOCK 7087 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A COMMUNITY CENTER IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continu to November 3, 1983 Vote 6-0
Absent: Commissioner Rosenblatt.

2:45 P.M. (Cont)

13. 83.276C - 12 BYRON COURT, NORTH SIDE, EAST OF LOWELL AVENUE, LOT 53 IN ASSESSOR'S BLOCK 6489; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A RESIDENTIAL CARE FACILITY FOR 18 PERSONS IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of September 1, 1983)

Passed motion to continue to April 5, 1984 Vote 6-0

Absent: Commissioner Rosenblatt.

3:30 P.M.

14. 82.413EC - PIER 43, NEAR FISHERMAN'S WHARF, ASSESSOR'S BLOCK 9900 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A HELIPORT IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.

Passed motion to continue to October 13, 1983. Vote 6-0

Absent: Commissioner Rosenblatt.

15. 83.229ECA - 801 MONTGOMERY STREET, NORTHWEST CORNER AT JACKSON STREET, LOT 7 IN ASSESSOR'S BLOCK 176 - NEW CONSTRUCTION WITHIN THE JACKSON SQUARE HISTORIC DISTRICT OF A 5-STORY, 38,010 SQUARE-FOOT COMMERCIAL OFFICE BUILDING REQUIRING A CERTIFICATE OF APPROPRIATENESS IN A 65-A HEIGHT AND BULK DISTRICT.

Pass motion to continue to October 29, 1983. Vote 6-0

Absent: Commissioner Rosenblatt.

16. 83.229ECA - 801 MONTGOMERY STREET, NORTHWEST CORNER AT JACKSON STREET, LOT 7 IN ASSESSOR'S BLOCK 176 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO EXCEED THE BULK LIMITATION FOR THE ABOVE-DESCRIBED PROJECT IN A 65-A HEIGHT AND BULK DISTRICT.

Passed motion to continue to October 20, 1983. Vote 6-0

Absent: Commissioner Rosenblatt.

17. 82.661D - 1979 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 38 IN ASSESSOR'S BLOCK 542 IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE UNION STREET SPECIAL USE DISTRICT: DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8208337.

Disapproved Motion No. 9829M Vote 5-0

Absent: Commissioners Rosenblatt and Wright.

5:00 P.M.

18. 83.418ET - INTERIM CONTROLS ON OFFICE AND HOTEL DEVELOPMENT IN ALL COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS; APPEAL OF PRELIMINARY NEGATIVE DECLARATION.

(Continued from the Regular Meeting of September 22, 1983)

Public testimony taken from the following:

1. Dick Morton - San Francisco Chamber of Commerce
2. Grant DeHart - Heritage
3. Calvin Welch

Denied appeal Motion No. 9830M Vote 6-0
Absent: Commissioner Rosenblatt.

19. 83.418ET - INTERIM CONTROLS ON OFFICE AND HOTEL DEVELOPMENT IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. CONSIDERATION OF AN ORDINANCE AMENDING THE CITY PLANNING CODE TO ESTABLISH INTERIM CONTROLS ON CERTAIN TYPES OF DEVELOPMENT, DIRECTING THE DEPARTMENT OF CITY PLANNING AND THE CITY PLANNING COMMISSION TO DEFER ACTION ON ALL OFFICE AND HOTEL PROJECTS OVER 50,000 GROSS SQUARE FEET IN THE C-1 (NEIGHBORHOOD SHOPPING) C-2 (COMMUNITY BUSINESS), C-3 (DOWNTOWN COMMERCIAL), C-M (HEAVY COMMERCIAL), M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL) DISTRICTS WITH THE EXCEPTION OF PROJECTS WITHIN THE JURISDICTION OF THE PORT OF SAN FRANCISCO, THE SAN FRANCISCO UNIFIED SCHOOL DISTRICT, OR THE SAN FRANCISCO REDEVELOPMENT AGENCY; TO BE EFFECTIVE UNTIL AUGUST 25, 1984, PENDING ADOPTION OF NEW ZONING REGULATIONS AND OTHER ORDINANCES FOR THE DOWNTOWN AREA.

(Continued from the Regular Meeting of September 22, 1983)

Public testimony taken from the following:

1. Stan Smith - San Francisco Building Trades Council
2. Martin Brown - The Empire Group
3. Dick Morton - San Francisco Chamber of Commerce
4. Jack Robbins - AIA, San Francisco Bay Chapter
5. Jeff Schultz
6. Ron Kaufman - The Ron Kaufman Companies
7. John Elberg - San Franciscians for Reasonable Growth
8. Dale Carlson - the Proposition "M" Committee
9. Jim Schafter - Lincoln Property Co.
10. Arthur Shelton - 49 Stevenson St. Assoc.
11. Regina Sneed - San Francisco Tomorrow
12. David Jones - San Franciscians for Reasonable Growth
13. Lax Byers - San Francisco Coalition of Business and Labor
14. Sue Hestor - San Franciscians for Reasonable Growth
15. Brad Paul - North of Market Planning Coalition
16. Alan Rasnick - Coalition of San Francisco Neighborhoods

Approved Motion 9831M Vote 5-0
Absent: Commissioners Rosenblatt and Wright.

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10/13/83

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
OCTOBER 13, 1983
ROOM 282, CITY HALL
1:15 P.M.

DOCUMENTS DEPT.

AUG 19 1985

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Rosenblatt, Salazar and Wright.

ABSENT: Commissioner Nakashima

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS TO BE CONSIDERED BY THE CITY PLANNING COMMISSION.

Cancelled.

1:15 P.M.

1. Current Matters

A. Director's Report

1. INFORMATION PRESENTATION OF REVISED TRANSPORTATION GUIDELINES FOR ENVIRONMENTAL EVALUATION.

Informational presentation - no action required

. Commissioners' Questions and Matters

1. CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE LANDMARK DESIGNATION, PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE, OF GERMAN HOUSE (CALIFORNIA HALL) AT 625 POLK STREET, LOT 2 IN ASSESSOR'S BLOCK 742.

Approved Resolution No. 9834 Vote 6-0
Absent: Commissioner Nakashima.

1:30 P.M.

2. 82.418EVA - 1171 SANSOME STREET, WEST SIDE OF SANSOME BETWEEN GREEN AND FILBERG STREETS, LOT 40 IN ASSESSOR'S BLOCK 113, APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF AN 85-FOOT HIGH MIXED USE RESIDENTIAL AND COMMERCIAL STRUCTURE ON A VACANT SITE WITHIN THE NORTHEAST WATERFRONT HISTORIC DISTRICT, ACTING ON THE PENDING RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD.
(Continued from the Regular Meeting of September 15, 1983)

Passed motion to continue to October 27, 1983. Vote 5-0
Absent: Commissioners Nakashima and Salazar.

1:30 P.M. (Cont)

3. 83.74ED - 775-795 DIVISADERO STREET, SOUTHWEST CORNER AT FULTON STREET, LOT 1 IN ASSESSOR'S BLOCK 1182 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8301478 AND 8301479 PROPOSING RETAIL STRUCTURES HAVING TOTAL FLOOR AREA OF 9,950 SQUARE FEET WITH PARKING FOR 22 CARS IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN THE DIVISADERO STREET AUTO-ORIENTED USE DISCRETIONARY REVIEW POLICY AREA.

(Continued from the Regular Meeting of September 15, 1983)

Passed motion to continue to November 10, 1983. Note 5-0
Absent: Commissioners Nakashima and Salazar.

4. 82.413 - PIER 43, NEAR FISHERMAN'S WHARF, ASSESSOR'S BLOCK 9900 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A HELIPORT IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.

(Continued from the Regular Meeting of October 6, 1983)

Public testimony taken from the following:

1. Pamela Duffy - attorney, representing the applicant.
2. Nuncio Alioto - Fisherman's Wharf Merchant.
3. Victor Simi - Fisherman's Wharf Merchant.
4. Tim OShea - Fisherman's Wharf Merchant.
5. Joe Bennetti - Fisherman's Wharf Merchant.
6. Ed Van Eari - A Russian Hill resident.
7. Andrew Butler
8. Virginia Fusco - Marina Civic Improvement Assoc.
9. Ann Bloomfield - Pacific Heights resident.
10. Julia Cheever.
11. Robert Katz - Telegraph Hill Dwellers.
12. Norman Rolph - San Francisco Tomorrow.
13. Nancy Meyer.
14. Nancy Taft.
15. "Charlie" Hurst - Nob Hill Neighbors

Disapproved Motion No. 9832M Vote 5-1 No: Commissioner Salazar
Absent: Commissioner Nakashima.

2:00 P.M.

5. 82.241EC - 600 HARRISON STREET, NORTHWEST CORNER OF SECOND AND HARRISON STREETS, LOT 73 IN ASSESSOR'S BLOCK 3750 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS TO THE PLANNING CODE REQUIREMENTS FOR PARKING TO CONSTRUCT A 238,000 GROSS SQUARE-FOOT OFFICE AND RETAIL BUILDING WITH 116 PARKING SPACES IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT AND AN 80-K HEIGHT AND BULK DISTRICT.

Passed motion to continue to October 20, 1983. Vote 6-0
Absent: Commissioner Nakashima.

2:00 P.M. (Cont)

6. 83.11EZ - PORTION OF PINE STREET BETWEEN BRODERICK AND DIVISADERO STREETS; LOTS 8A, 9-13, 13A, 29 AND 30 IN ASSESSOR'S BLOCK 1028; LOTS 23-33, AND 53 IN ASSESSOR'S BLOCK 1049; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR REZONING FROM RH-2 (HOUSE, TWO-FAMILY) TO RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY); AND CONSTRUCTION ON LOTS 32 AND 33 OF ASSESSOR'S BLOCK 1049 OF AN 8-STORY, 2-UNIT BUILDING.

Passed motion to continue to December 1, 1983. Vote 6-0
Absent: Commissioner Nakashima.

7. 83.269U - 2075 MARKET STREET, SOUTH SIDE, EAST OF CHURCH STREET, LOT 67 IN ASSESSOR'S BLOCK 3544 - REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT HAVING A SEATING CAPACITY OF UP TO 49 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of September 29, 1983)

Passed motion to continue to October 20, 1983. Vote 6-0
Absent: Commissioner Nakashima.

8. 83.378D - 363 - 22ND AVENUE, WEST SIDE BETWEEN ANZA AND BALBOA STREETS, LOT 8A IN ASSESSOR'S BLOCK 1565; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8306349, PROPOSING CONSTRUCTION OF A 4-STORY, 2-UNIT BUILDING.

Passed motion to continue to October 27, 1983. Vote 6-0
Absent: Commissioner Nakashima.

SUMMARY OF THE REGULAR MEETING

-4-

October 13, 1983

3:00 P.M.

9. 82.583ETZ - AMENDMENT TO THE CITY PLANNING CODE AND ZONING MAP TO REDUCE THE BUILDING HEIGHTS PERMITTED FOR NEW BUILDINGS OR ADDITIONS IN PORTIONS OF SIX BLOCKS TO THE SOUTH, EAST AND WEST OF THE CHINESE PLAYGROUND, BOUNDED BY CLAY, MASON AND CALIFORNIA STREETS, AND GRANT AVENUE, AND TO PROVIDE FOR HEIGHT EXCEPTIONS WITHIN THESE REDUCED HEIGHT AREAS THROUGH CONDITIONAL USE APPROVAL IF IT CAN BE DEMONSTRATED THAT THE HEIGHT OF A PROPOSED STRUCTURE WOULD PROVIDE NO ADDITIONAL SHADING TO THE CHINESE PLAYGROUND DURING THE CRITICAL HOURS OF USE BETWEEN 10:00 A.M. AND 4:00 P.M. (STANDARD TIME) DURING THE SIX MONTHS BETWEEN MARCH 21 AND SEPTEMBER 21. THE SPECIFIC CHANGES IN HEIGHT CLASSIFICATION PROPOSED INCLUDE: LOTS 5A, 5, 6, 7 IN ASSESSOR'S BLOCK 223, TO BE CHANGED TO 200-E-2 AND 300-E-2 AS A MATTER OF RIGHT AND UP TO 320-E THROUGH CONDITIONAL USE APPROVAL. LOTS 2, 3, 4, 5, 6, 7, 8, 30 AND 31 IN ASSESSOR'S BLOCK 224, TO BE CHANGED TO 80-D-1 AND 100-F-1 AS A MATTER OF RIGHT AND UP TO 160-D OR 160-F THROUGH CONDITIONAL USE APPROVAL. LOTS 7, 28, IN ASSESSOR'S BLOCK 225 TO BE CHANGED TO 80-X AS A MATTER OF RIGHT, UP TO 88-X THROUGH CONDITIONAL USE APPROVAL; MATTER OF RIGHT AND UP TO 160-F-1 AS A MATTER OF RIGHT AND UP TO 160-F THROUGH CONDITIONAL USE APPROVAL. LOTS 58, 24, 21 IN ASSESSOR'S BLOCK 243 TO BE CHANGED TO 80-D-1 OR 100-F-1 AS A MATTER OF RIGHT AND UP TO 160-F THROUGH CONDITIONAL USE APPROVAL. LOT 1 IN ASSESSOR'S BLOCK 244 TO BE CHANGED TO 200-E-2 AND 300-E-2 AS A MATTER OF RIGHT AND UP TO 320-E THROUGH CONDITIONAL USE APPROVAL.

Public testimony taken from the following:

1. Rev. Norman Fong - Cameron House.
2. Amy Meyer.
3. Andrew Butler - San Francisco Tomorrow.
4. Cindy Jo - Chinatown Neighborhood Improvement Resource Center.
5. Joe Lacey - St. Mary's Housing Committee.
6. Jenny Lew - Committee for Better Parks & Recreation in Chinatown.
7. Mary Burns - Recreation and Park Department.
8. Betty Landis - Open Space Advisory Committee.
9. Louis Hop Lee - Chinatown Improvement Assoc.
10. Allison Lim - Chinese Six Companies.
11. Dick Wong - Chinese Six Companies.
12. Allen Wong - Chinatown YMCA
13. Stewart Warner - Metro YMCA
14. Dennis Wond - Chinatown Improvement Assoc.

Approved Resolution No. 9833 Vote 5-1 No: Commissioner Salazar.
Absent: Commissioner Nakashima.

4:00 P.M.

10. 81.197RSDE - EAST OF ROUTE 101 (BAYSHORE FREEWAY) AND SOUTH OF BAYVIEW HILL, ASSESSOR'S BLOCK 4991; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE EXECUTIVE PARK DEVELOPMENT PLAN AMENDMENT; REVISE APPROVED DEVELOPMENT PLAN IN ORDER TO BUILD A MIXED-USE DEVELOPMENT CONTAINING 1.15 MILLION SQUARE FEET OF OFFICE SPACE, 234,000 SQUARE FEET OF HOTEL, 45,000 SQUARE FEET OF RETAIL AND RESTAURANT, 500 RESIDENTIAL UNITS AND #,() PARKING SPACES REQUIRING RECLASSIFICATION OF HEIGHT AND BULK LIMITS FROM 40-X TO 165-I, REVISION OF THE SOUTH BAYSHORE ELEMENT OF THE COMPREHENSIVE PLAN AND DISCRETIONARY REVIEW APPROVAL.

Passed motion to close the public hearing Vote 6-0

Absent: Commissioner Nakashima.

NOTE: A certified Court Reporter was present. An official transcript has been made and is available, for reference purposes, in the files of the Department of City Planning.

11. 81.549ED - 1145 MARKET STREET, LOTS 44 AND 44A IN ASSESSOR'S BLOCK 3702; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED 13-STORY, 190-FOOT HIGH OFFICE BUILDING CONTAINING APPROXIMATELY 137,200 GROSS SQUARE FEET OF OFFICE SPACE AND 8,000 GROSS SQUARE FEET OF GROUND FLOOR RETAIL SPACE IN A C-3-G, 240-G HEIGHT AND BULK DISTRICT, AND WITHIN THE MARKET STREET AND DOWNTOWN DISCRETIONARY REVIEW AREAS.

Public testimony taken from the following:

1. Carl Danielson - the project sponsor.
2. Richard Tobias - the project architect.
3. Sue Hestor - San Franciscians for Reasonable Growth.
4. Grant DeHart - Heritage.
5. Pamela Duffy - attorney, representing the project sponsor.
6. William Coblenz - attorney, representing the project sponsor.

5:00 P.M. (Cont)

12. 81.549ED - 1145 MARKET STREET, LOTS 44 AND 44A IN ASSESSOR'S BLOCK 3702 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200517 FOR A PROPOSED 13-STORY, 190-FOOT HIGH OFFICE BUILDING CONTAINING APPROXIMATELY 137,200 GROSS SQUARE FEET OF OFFICE SPACE AND 8,000 GROSS SQUARE FEET OF GROUND FLOOR RETAIL SPACE IN A C-3-G, 240G HEIGHT AND BULK DISTRICT, AND WITHIN THE MARKET STREET AND DOWNTOWN DISCRETIONARY REVIEW AREAS.

Passed motion to continue to October 20, 1983. Vote 6-0
Absent: Commissioner Nakashima.

13. 81.687ED - 222 KEARNY STREET, NORTHEAST CORNER OF SUTTER AND KEARNY STREETS, LOTS 10, 11 AND 29 IN ASSESSOR'S BLOCK 288, DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8206420 FOR THE CONSTRUCTION OF A 10-STORY OFFICE BUILDING CONTAINING APPROXIMATELY 135,000 GROSS SQUARE FEET OF OFFICE SPACE AND 12,000 GROSS SQUARE FEET OF RETAIL SPACE IN A C-3-O, 500I HEIGHT AND BULK DISTRICT, WITHIN THE DOWNTOWN SPECIAL REVIEW AREA.

Passed motion of intent to approve and
continue to October 20, 1983. Vote 6-0
Absent: Commissioner Nakashima.

Adjourned at 8:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY,
CITY PLANNING COMMISSION, AT 558-4656.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
OCTOBER 27, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

AUG 19 1985

S. C. PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

ABSENT: None.

1:00 P.M.

1. Current Matters.

A. Director's Report.

B. Commissioners' Questions and Matters.

1:30 P.M.

2. 83-149E - 1150 SACRAMENTO STREET AT SPROULE LANE, LOTS 10, 11, 33, 34, 45 IN ASSESSOR'S BLOCK 22; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR PROPOSED CONSTRUCTION OF A 69-UNIT, 17-STORY CONDOMINIUM APARTMENT BUILDING AND 4-STORY, 2-UNIT TOWNHOUSE WITH 107 PARKING SPACES; REQUIRING DEMOLITION OF EXISTING TOWNHOUSE ON LOT 10 AND ALSO OCCUPYING 5 VACANT LOTS; REQUIRING CONDITIONAL USE AUTHORIZATION.
(Continued from the Regular Meeting of October 20, 1983)
NOTE: Public Hearing has been closed.

Denied/Appeal Motion No. 9847M Vote 5-1

Voting No: Commissioner Bierman.

Absent: Commissioner Salazar.

2:00 P.M.

3. 83.216: - CONSIDERATION OF TRINITY PRESBYTERIAN (MISSION UNITED) CHURCH AT 3261 23RD STREET, SOUTHWEST CORNER OF CAPP STREET, LOT 35 IN ASSESSOR'S BLOCK 3642, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of October 20, 1983)

Approved Resolution No. 9849 Vote 4-3
Voting No: Commissioners Karasick, Klein and Salazar.

4. 83.31MA - FERRY BUILDING COMPLEX, FOOT OF MARKET STREET, PRIMARILY EAST OF THE EMBARCADERO, LOTS 000A, 000F, 000H, 000W AND 1 IN ASSESSOR'S BLOCK 9900; PROPOSED REHABILITATION AND EXPANSION OF THE FERRY BUILDING AND THE AGRICULTURE BUILDING TO CONTAIN OFFICE AND RETAIL SPACE, AND CONSTRUCTION OF A 3-STORY OFFICE AND RETAIL BUILDING ON PIER 1, AFTER DEMOLITION OF THE EXISTING SHED, WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT, 84-K-1 AND 84-J HEIGHT AND BULK DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, REQUIRING:

1. AMENDMENTS TO THE NORTHEASTERN WATERFRONT PLAN, A PART OF THE COMPREHENSIVE PLAN; AND
2. CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO THE FERRY BUILDING, DESIGNATED CITY LANDMARK NO. 90; AND
3. CONDITIONAL USE AUTHORIZATION TO PERMIT COMMERCIAL USES NOT DIRECTLY RELATED TO THE CONDUCT OF WATERBORNE COMMERCIAL NAVIGATION IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1; AND EXCEPTIONS TO THE BULK PROVISIONS OF THE PLANNING CODE AS PROVIDED UNDER SECTION 271 AND SECTION 303.
4. PROVISION OF PARKING AS MAY BE PROVIDED UNDER THIS APPLICATION OR UNDER CONDITIONAL USE APPLICATION NO 83.324C.

(Continued from the Regular Meeting of October 20, 1983)

Passed motion to continue to November 10, 1983.

2:00 P.M. (Cont)

5. 83.324C - SEAVALLOT 351 AT WASHINGTON STREET AND THE EMBARCADERO, LOT 13, IN ASSESSOR'S BLOCK 201, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE CONSTRUCTION OF A 400-SPACE MECHANICAL OFF-STREET PARKING FACILITY TO BE USED IN CONJUNCTION WITH THE FERRY BUILDING COMPLEX IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT. (Continued from the Regular Meeting of October 20, 1983)

NOTE: Proposed for indefinite continuation.

Passed motion to continue to November 10, 1983.
Vote 7-0

6. 80.235E - YOSEMITE TRANSPORT STORAGE PROJECT, CERTIFICATION OF THE FINAL ENVIRONMENT IMPACT REPORT FOR YOSEMITE TRANSPORT/STORAGE PROJECT, A PART OF SAN FRANCISCO CLEAN WATER PROGRAM INVOLVING CONSTRUCTION OF SEWER PIPES OR BOX CULVERTS UNDER GRIFFITH STREET BETWEEN PALOU AND VAN DYKE, THOMAS AVENUE BETWEEN GRIFFITH AND HAWES, HAWES BETWEEN THOMAS, AND BANCROFT, BANCROFT BETWEEN HAWES AND FITCH, YOSEMITE BETWEEN INGALLS AND HAWES, ARMSTRONG BETWEEN HAWES AND INGALLS, AND INGALLS BETWEEN ARMSTRONG AND FITZGERALD; CONSTRUCTION OF PUMP STATION AND UNDERGROUND RESERVOIR, NORTHEAST OF THOMAS AVENUE BETWEEN GRIFFITH AND FITCH, AND POSSIBLE AN OVERFLOW STRUCTURE CONNECTING THE PROPOSED RESERVOIR TO THE BAY UNDER THE UNDEVELOPED ALIGNMENT OF SHAFTER AVENUE BETWEEN FITCH AND THE BAY.

Approved/Certification Motion No. 9848M Vote 6-0
Absent: Commissioner Salazar.

7. 83.49CQ - 1150 LOMBARD STREET IN THE BLOCK BOUNDED BY CHESTNUT, LARKIN, LOMBARD AND HYDE STREETS; LOTS 7, 8, 17, 18, 19 IN ASSESSOR'S BLOCK 69; RUSSIAN HILL TERRACE; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION ON A NOW VACANT LOT OF 42 DWELLING UNITS AND 88 PARKING SPACES REQUIRING AN ENCROACHMENT PERMIT, CONDOMINIUM APPROVAL, MODIFICATION OF CONDITIONAL USE NO. CU80.31 (CHESTNUT ST. COMMONS) AND RELATED BUILDING PERMITS.

Passed motion to continue to November 10, 1983.
Vote 6-0
Absent: Commissioner Salazar.

2:00 P.M. (Cont)

8. 82.418EVA - 1171 SANSOME STREET, WEST SIDE OF SANSOME BETWEEN GREEN AND FILBERT STREETS, LOT 40 IN ASSESSOR'S BLOCK 113; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF AN 85-FOOT HIGH MIXED USE RESIDENTIAL AND COMMERCIAL STRUCTURE ON A VACANT SITE WITHIN THE NORTH-EAST WATERFRONT HISTORIC DISTRICT, ACTING ON THE PENDING RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD.

(Continued from the Regular Meeting of October 13, 1983)
NOTE: Proposed for continuation to December 1, 1983.

Passed motion to continue to December 1, 1983.

Vote 6-0

Absent: Commissioner Salazar.

9. 82.221EV - 4750-55 BALBOA STREET, NORTHEAST CORNER AT LA PLAYA STREET, LOTS 5B AND 5G IN ASSESSOR'S BLOCK 1591; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE CONSTRUCTION OF SIX 3-STORY TOWNHOUSE UNITS OVER PARKING FOR SIX AUTOMOBILES, REQUIRING A REAR YARD VARIANCE AND COASTAL PERMIT.

Closed the public hearing and continued to November 17, 1983.

Vote 7-0

2:30 P.M.

10. 83.378D - 563 - 22ND AVENUE, WEST SIDE BETWEEN ANZA AND BALBOA STREETS, LOT 8A IN ASSESSOR'S BLOCK 1565; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8306349, PROPOSING CONSTRUCTION OF A 4-STORY, 2-UNIT BUILDING.

(Continued from the Regular Meeting of October 13, 1983)

Passed motion to continue to November 3, 1983)

Vote 7-0

3:00 P.M.

11. 83.528D - 3378-82 SACRAMENTO STREET, NORTHEAST CORNER AT WALNUT STREET, LOT 14 IN ASSESSOR'S BLOCK 1008; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8308838 FOR A RESTAURANT WITH A SEATING CAPACITY OF UP TO 49 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE SACRAMENTO STREET SPECIAL USE DISTRICT.

Passed motion to take discretionary review
Vote 7-0

12. 83.528D - 3378-82 SACRAMENTO STREET, NORTHEAST CORNER AT WALNUT STREETS, LOT 14 IN ASSESSOR'S BLOCK 1008; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8308838 FOR A RESTAURANT WITH A SEATING CAPACITY OF UP TO 49 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE SACRAMENTO STREET SPECIAL USE DISTRICT.

Approved/Conditions Motion No. 9850M
Vote 7-0

13. 83.488D - 2812, 2828-30 MISSION STREET, WEST SIDE BETWEEN 24TH AND 25TH STREETS, LOT 27 IN ASSESSOR'S BLOCK 6516; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8308830 FOR A FAST FOOD ESTABLISHMENT IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to take discretionary review.
Vote 6-0
Abstained: Commissioner Salazar.

14. 83.488D - 2812, 2828-30 MISSION STREET, WEST SIDE BETWEEN 24TH AND 25TH STREETS, LOT 27 IN ASSESSOR'S BLOCK 6516; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8308830 FOR A FAST FOOD ESTABLISHMENT IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion of intent to disapprove and continued to November 3, 1983.
Vote 4-2
Voting No: Commissioners Karasick and Wright.
Abstained: Commissioner Salazar.

3:00 P.M. (Cont)

15. 83.286D - 2075 IRVING STREET, NORTHEAST CORNER AT 22ND AVENUE, LOT 28 IN ASSESSOR'S BLOCK 1729; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8305756 FOR A QUICK-STOP, CONVENIENCE STORE (7-11) IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to take discretionary review.
Vote 7-0

16. 83.286D - 2075 IRVING STREET, NORTHEAST CORNER AT 22ND AVENUE, LOT 28 IN ASSESSOR'S BLOCK 1729; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8305756 FOR A QUICK-STOP, CONVENIENCE STORE (7-11) IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion of intent to disapprove and continued to November 3, 1983.
Vote 6-1
Voting No: Commissioner Salazar.

4:00 P.M.

17. 83.13ED - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREET; LOT 14 IN ASSESSOR'S BLOCK 271; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/OFFICE BUILDING, REQUIRING DISCRETIONARY REVIEW. (Continued from the Regular Meeting of September 22, 1983)

Passed motion to continue to November 17, 1983.
Vote 5-2
Voting No: Commissioner Karasick and Wright.

18. 83.13ED - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREETS; LOT 14 IN ASSESSOR'S BLOCK 271; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8300196-S; FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/OFFICE BUILDING. (Continued from the Regular Meeting of September 22, 1983)

Passed motion to continue to November 17, 1983.
Vote 7-0

4:00 P.M. (Cont)

19. 83.13ED - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREETS; LOT 14 IN ASSESSOR'S BLOCK 271; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8300196-S; FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/OFFICE BUILDING.

(Continued from the Regular Meeting of September 22, 1983)

Passed motion to continue to November 17, 1983.
Vote 7-0

4:30 P.M.

20. 82.241ED - 600 HARRISON STREET, NORTHWEST CORNER OF SECOND AND HARRISON STREETS, LOT 73 IN ASSESSOR'S BLOCK 3750; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS TO THE PLANNING CODE REQUIREMENT FOR PARKING TO CONSTRUCT A 238,000 GROSS SQUARE-FOOT OFFICE AND RETAIL BUILDING WITH 116 PARKING SPACES IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT AND AN 80-K HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of October 20, 1983)

Approved/Certification Motion No. 9851M Vote 7-0

21. 82.241EC - 600 HARRISON STREET, NORTHWEST CORNER OF SECOND AND HARRISON STREETS, LOT 73 IN ASSESSOR'S BLOCK 3750; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS TO THE PLANNING CODE REQUIREMENTS FOR PARKING TO CONSTRUCT A 238,000 GROSS SQUARE-FOOT OFFICE AND RETAIL BUILDING WITH 116 PARKING SPACES IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT AND AND 80-K HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of October 20, 1983)

Approved/Conditions Motion No. 9852M Vote 7-0

ADJOURNED: 9:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

SF
C55
#21
11/10/83

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
NOVEMBER 10, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 19 1985

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PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: None

1:30 P.M.

1. Current Matters.
 - A. Director's Report.
 - B. Commissioners' Questions and Matters.

2:00 P.M.

2. 83-74ED - 775-795 DIVISADERO STREET, SOUTHWEST CORNER AT FULTON STREET, LOT 1 IN ASSESSOR'S BLOCK 1182; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8301478 AND 8301479 PROPOSING RETAIL STRUCTURES HAVING TOTAL FLOOR AREA OF 9,950 SQUARE FEET WITH PARKING FOR 22 CARS IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN THE DIVISADERO STREET AUTO-ORIENTED USE DISCRETIONARY REVIEW AREA.

(Continued from the Regular Meeting of October 13, 1983)

NOTE: Proposed for continuation.

Passed motion to continue to December 8, 1983.

Vote 6-0

Absent: Commissioner Salazar.

2:00 P.M. (cont)

3. 83.31MA - FERRY BUILDING COMPLEX, FOOT OF MARKET STREET, PRIMARILY EAST OF THE EMBARCADERO, LOTS 000A, 000F, 000H, 000W AND 1 IN ASSESSOR'S BLOCK 9900; PROPOSED REHABILITATION AND EXPANSION OF THE FERRY BUILDING AND THE AGRICULTURE BUILDING TO CONTAIN OFFICE AND RETAIL SPACE, AND CONSTRUCTION OF A 3-STORY OFFICE AND RETAIL BUILDING ON PIER 1, AFTER DEMOLITION OF THE EXISTING SHED, WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT, 84-X-1 AND 84-J HEIGHT AND BULK DISTRICT AND THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, REQUIRING:

1. AMENDMENTS TO THE NORTHEASTERN WATERFRONT PLAN, A PART OF THE COMPREHENSIVE PLAN; AND
2. CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS OF THE FERRY BUILDING, DESIGNATED CITY LANDMARK NO. 90; AND
3. CONDITIONAL USE AUTHORIZATION TO PERMIT COMMERCIAL USES NOT DIRECTLY RELATED TO THE CONDUCT OF WATER-BORNE COMMERCIAL NAVIGATION IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1; AND EXCEPTIONS TO THE BULK PROVISIONS OF THE PLANNING CODE AS PROVIDED UNDER SECTION 271 AND SECTION 303.
4. PROVISIONS OF PARKING AS MAY BE PROVIDED UNDER THIS APPLICATION OR UNDER CONDITIONAL USE APPLICATION NO. 83.324C.

(Continued from the Regular Meeting of October 27, 1984.

Public testimony taken from the following:

1. Bill Rampsayer - Consultant to the Developer.
2. Grant DeHart - Heritage.
3. Sue Schectman - Attorney, Fisherman's Wharf Association.
4. Linda Haustrath - Consultant, Fisherman's Wharf Association.
5. John Elberling.
6. Michael Levin.
7. Kathryn Dickson, Attorney, Sinbad's Restaurant.
8. Charles Stimson, Sinbad's Restaurant.
9. Randi Rossi, Consultant, Port of San Francisco.
10. Pat Flarnigan.
11. Gene Mays, the project sponsor.
12. Peter Brown, The Anchorage.

Approved Resolution No. 9862 and 9863 and Motion 9864M.
Vote 7-0

2:00 P.M. (Cont)

4. 83.324C - SEAWALL LOT 351 AT WASHINGTON STREET AND THE EMBARCADERO LOT 13 IN ASSESSOR'S BLOCK 201; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE CONSTRUCTION OF A 400-SPACE MECHANICAL FERRY BUILDING COMPLEX IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

(Continued from the Regular Meeting of October 27, 1983)

NOTE: Proposed for indefinite continuation.

Passed motion to continue indefinitely.

Vote 7-0

5. 83.212ECV - 54-70 McALLISTER STREET, NORTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, LOTS 9 AND 14 IN ASSESSOR'S BLOCK 349; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE (DOROTHY DAY COMMUNITY) CONSTRUCTION OF A SIX AND EIGHT-STORY, 23,000 SQUARE-FOOT, 100 UNIT RESIDENTIAL DEVELOPMENT FOR LOW AND MODERATE INCOME ELDERLY PERSONS, WITH 11 PARKING SPACES PROVIDED.

(Continued from the Regular Meeting of November 3, 1983)

Public testimony taken from the following:

1. Father Pfisterer
2. John Fitzgerald
3. Grant DeHart, Heritage
4. Kelly Collin
5. Herbert Gample, The UNN. Plaza Association.
6. Al Weiner
7. Brian Gardener, The Church of Scientology.
8. Dan Hallinan, Squids Restaurant.
9. Mary Lucey.
10. Dave Cincotta, St. Boniface Church.

Passed motion to continue to December 1, 1983.

Vote 7-0

6. 83.212ECV - 54-70 McALLISTER STREET, BETWEEN LEAVENWORTH AND JONES STREETS, LOT 9 AND 14 IN ASSESSOR'S BLOCK 349; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR HEIGHT EXCEEDING 40 FEET (APPROXIMATELY 112 FEET) IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL), PROPOSED RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) AND 240-H HEIGHT AND BULK DISTRICTS.

Passed motion to continue to December 1, 1983.

Vote 7-0

2:30 P.M.

7. 83.418ET - AMENDMENTS TO INTERIM CONTROLS ON OFFICE AND HOTEL DEVELOPMENT IN ALL COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. CONSIDERATION OF AMENDMENTS PROPOSED BY THE BOARD OF SUPERVISORS TO AN ORDINANCE AMENDING THE CITY PLANNING CODE TO ESTABLISH INTERIM CONTROLS ON ALL OFFICE AND HOTEL PROJECTS OVER 50,000 GROSS SQUARE FEET IN THE C-1 (NEIGHBORHOOD SHOPPING), C-2 (COMMUNITY BUSINESS), C-3 (DOWNTOWN COMMERCIAL), C-M (HEAVY COMMERCIAL), M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL) DISTRICTS, APPROVED ON OCTOBER 6, 1983, BY THE CITY PLANNING COMMISSION, ✓ TO ADD SECTION 175.1 TO THE PLANNING CODE; THE AMENDMENTS WOULD ALLOW CERTAIN BUILDING PERMIT APPLICATIONS TO BE PROCESSED AS AN EXEMPTION TIED TO SUBMITTAL OF BUILDING PERMIT APPLICATIONS TO BE PROCESSED AS AN EXEMPTION TIED TO SUBMITTAL OF BUILDING PERMIT APPLICATIONS PLUS COMPLETION OF SUBSTANTIAL ENVIRONMENTAL DOCUMENTATION, BOTH FILED WITH THE CITY AS OF AUGUST 25, 1983; WOULD ALLOW CERTAIN BUILDING PERMIT APPLICATIONS TO BE PROCESSED AS AN EXEMPTION TIED TO SUBMITTAL OF BUILDING PERMIT APPLICATIONS AND ENVIRONMENTAL EVALUATION REQUESTS FOR PROJECTS PROPOSING REHABILITATION OF AN ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT BUILDING, BOTH FILED WITH THE CITY AS OF AUGUST 25, 1983; AND WOULD DELETE THE WORDS "AS OF DECEMBER, 1983," FROM PROPOSED SECTIONS 175.1(a) AND (c)93 TO ALLOW ADDITIONAL ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT BUILDINGS TO BE INCLUDED IN THE EXEMPTIONS SET FORTH IN THE PROPOSED SECTION 175.1(c)

Public testimony taken from the following:

1. Alan Rasnick, Coalition of San Francisco Neighborhoods.
2. Dorice Murphy, " " " " "
3. Grant DeHart, HERITAGE.
4. Morton Brown, Empire Group.
5. John Elberling.
6. Jim Schaffer, Lincoln Property Company.
7. Ron Kaufman, The Ron Kaufman Companies.
8. Arthur Shelton, 49 Stevenson Street Associate.
9. Lex Byers, S.F. Coalition of Business and Labor.
10. Sue Hestor, San Franciscans for Reasonable Growth

Approved/Disapproved

Resolution No. 9866

Vote 7-0

3:00 P.M.

8. 83.517ETZ - INTERIM SOUTH OF MARKET INDUSTRIAL AND HOUSING CONSERVATION SPECIAL USE DISTRICT CONSISTING OF ALL OR PORTIONS OF ASSESSOR'S BLOCKS 3509-3511, 3515-3526, 3528, 3752, 3762, 3776-3781, 3784-3787; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED PROJECT - THE CREATION OF AN INTERIM SOUTH OF MARKET INDUSTRIAL AND HOUSING CONSERVATION SPECIAL USE DISTRICT TO BE EFFECTIVE FOR 18 MONTHS THAT LIMITS THE BASE FLOOR AREA RATION (FAR) LIMIT FOR NON-RESIDENTIAL USES TO 2:1, AND INCREASES THE OFF-STREET PARKING REQUIREMENT FOR OFFICE USE TO ONE SPACE PER 250 SQUARE FEET OF OCCUPIED FLOOR AREA WHERE OCCUPIED FLOOR AREA EXCEED A TOTAL OF 1,000 SQUARE FEET.

(Continued from the Regular Meeting of November 3, 1983)

Denied/Appeal	Motion 9865M	Vote 6-0
Absent:	Commissioner Salazar.	

9. 83.517ETZ - CONSIDERATION OF AMENDMENT TO THE CITY PLANNING CODE TEXT AND ZONING MAP BY ADDING SECTION 246 TO CREATE AN INTERIM SOUTH OF MARKET INDUSTRIAL CONSERVATION SPECIAL USE DISTRICT TO BE EFFECTIVE FOR 18 MONTHS. THE PROPOSED SPECIAL USE DISTRICT TO BE CONSIDERED BY THE CITY PLANNING COMMISSION AND WHICH WAS INITIATED BY THE BOARD OF SUPERVISORS WOULD REDUCE NON-RESIDENTIAL DEVELOPMENT TO A FLOOR AREA RATIO (FAR) LIMIT OF 2:1, AND INCREASE OFF-STREET PARKING REQUIREMENTS FOR OFFICE USES TO THE PROVISIONS OF ONE SPACE FOR EVERY 250 SQUARE FEET OF OCCUPIED FLOOR AREA WHERE TOTAL OCCUPIED FLOOR AREA EXCEEDS 1,000 SQUARE FEET. THE PROPERTY AFFECTED INCLUDES THE PORTION OF THE SOUTH OF MARKET AREA GENERALLY BOUNDED BY THIRD STREET ON THE EAST, SOUTH OF THE YERBA BUENA CENTER REDEVELOPMENT AREA, TOWNSEND STREET ON THE SOUTH SIDE, DIVISION AND 13TH STREETS ON THE WEST AND MINNA STREET TO THE NORTH CONTAINING ALL OR PORTIONS OF ASSESSOR'S BLOCKS 3509-3511, 3515-3526, 3528, 3725-3733, 3752-3762, 3776-3781, 3784-3787 REPRESENTING THE FOLLOWING ZONING DISTRICTS WITH THEIR RESPECTIVE FAR LIMITS WHERE APPLICABLE: C-3-S (DOWNTOWN SUPPORT), 7:1, C-M (HEAVY COMMERCIAL) 9:1; M-1 AND M-2 (LIGHT AND HEAVY INDUSTRIAL); 5:1 FOR BOTH DISTRICTS; P (PUBLIC), RM-2 (MIXED, MODERATE DENSITY); RH-3 (HOUSE, THREE-FAMILY); RC-3 RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) 3.6:1 FOR COMMERCIAL FLOOR AREA.

(Continued from the Regular Meeting of November 3, 1983.)

Passed motion to continue to November 15, 1983.

Vote 6-0

Absent: Commissioner Salazar.

3:30 P.M.

10. 83.541D - 1206-1210 MASONIC AVENUE, EAST SIDE BETWEEN HAIGHT AND WALLER STREETS; LOT 28 IN ASSESSOR'S BLOCK 1243; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8310265 proposing conversion of use to a retail bakery on a property abutting the HAIGHT STREET SPECIAL USE DISTRICT.

Passed motion to take discretionary review.
Vote 7-0

11. 83.541D - 1206-1210 MASONIC AVENUE, EAST SIDE BETWEEN HAIGHT AND WALLER STREETS, LOT 28 IN ASSESSOR'S BLOCK 1243; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8310265 PROPOSING CONVERSION OF USE TO A RETAIL BAKERY ON A PROPERTY ABUTTING THE HAIGHT STREET SPECIAL USE DISTRICT.

Approved/Conditions

Motion 9867M

Vote 7-0

4:00 P.M.

12. 83.49ECQ - RUSSIAN HILL TERRACE, 1150 LOMBARD STREET IN THE BLOCK BOUNDED BY CHESTNUT, LARKIN, LOMBARD AND HYDE STREETS; LOTS 7, 8, 17, 18, 19 IN ASSESSOR'S BLOCK 69; APPEAL OF THE PRELIMINARY NEGATIVE declaration for construction on a now vacant lot of 42 DWELLING UNITS AND 88 PARKING SPACES; REQUIRING AN ENCROACHMENT PERMIT, CONDOMINIUM APPROVAL, MODIFICATION OF CONDITIONAL USE NO.Cu80.31 (CHESTNUT STREET COMMONS) AND RELATED BUILDING PERMITS.

Denied/Appeal

Motion 9868M

Vote 6-0

Absent: Commissioner Klein

13. 83.49CQ - RUSSIAN HILL TERRACE, 1120-68 LOMBARD STREET, NORTHSIDE, A THROUGH LOT TO CHESTNUT STREET BETWEEN HYDE AND LARKIN STREETS, LOTS 7, 8, 17, 18 AND 19 IN ASSESSOR'S BLOCK 69; REQUEST FOR MODIFICATION OF CONDITIONS APPROVING AUTHORIZATION OF A CONDITIONAL USE (CU80.31) FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATIONS TO DENSITY, OPEN SPACE AND OFF-STREET PARKING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE, FOR APPROXIMATELY 42 DWELLING UNITS AND 88 OFF-STREET PARKING SPACES IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT, 15 UNITS COULD BE CONSTRUCTED AT THREE UNITS PER LOT OR BY CONDITIONAL USE UP TO 50 UNITS COULD BE AUTHORIZED AT ONE UNIT PER 1,000 SQUARE FEET OF LOT AREA, OR UP TO 61 UNITS COULD BE AUTHORIZED AS A PLANNED UNIT DEVELOPMENT.

Approved/Conditions

Motion 9869M

Vote 5-0

Absent: Commissioners Klein and Salazar.

ADJOURNED: 9:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY
CITY PLANNING COMMISSION AT 558-4656.

✓ SAN FRANCISCO
✓ CITY PLANNING COMMISSION
✓ SUMMARY OF THE
SPECIAL JOINT MEETING WITH THE PLANNING,
HOUSING AND DEVELOPMENT COMMITTEE OF THE
SAN FRANCISCO BOARD OF SUPERVISORS
TUESDAY
✓ NOVEMBER 15, 1983
BOARD OF SUPERVISORS' CHAMBERS, CITY HALL
1:30 P.M.

ECS Letters

AUG 19 1985

PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Rosenblatt and Wright.

ABSENT: Commissioners Nakashima and Salazar.

1:30 P.M.

1. 83.517ETZ - CONSIDERATION OF AMENDMENT TO THE CITY PLANNING CODE TEXT AND ZONING MAP BY ADDING SECTION 246 TO CREATE AN INTERIM SOUTH OF MARKET INDUSTRIAL CONSERVATION SPECIAL USE DISTRICT TO BE EFFECTIVE FOR 18 MONTHS. THE PROPOSED SPECIAL USE DISTRICT TO BE CONSIDERED BY THE CITY PLANNING COMMISSION AND WHICH WAS INITIATED BY THE BOARD OF SUPERVISORS WOULD REDUCE NON-RESIDENTIAL DEVELOPMENT TO A FLOOR AREA RATIO (FAR) LIMIT OF 2:1, AND INCREASE OFF-STREET PARKING REQUIREMENTS FOR OFFICE USES TO THE PROVISIONS OF ONE SPACE FOR EVERY 250 SQUARE FEET OF OCCUPIED FLOOR AREA WHERE TOTAL OCCUPIED FLOOR AREA EXCEEDS 1,000 SQUARE FEET. THE PROPERTY AFFECTION INCLUDES THE PORTION OF THE SOUTH OF MARKET AREA GENERALLY BOUNDED BY THIRD STREET ON THE EAST, SOUTH OF THE YERBA BUENA CENTER REDEVELOPMENT AREA, TOWNSEND STREET ON THE SOUTH SIDE, DIVISION AND 13TH STREETS ON THE WEST AND MINNA STREET TO THE NORTH CONTAINING ALL OR PORTIONS OF ASSESSOR'S BLOCKS 3509-3511, 515-3526, 3528, 3725-3733, 3752-3762, 3776-3781 AND 3784-3787 REPRESENTING THE FOLLOWING ZONING DISTRICTS WITH THEIR RESPECTIVE FAR LIMITS WHERE APPLICABLE: C-3-S (DOWNTOWN SUPPORT), 7:1; C-M (HEAVY COMMERCIAL), 9:1; M-1 AND M-2 (LIGHT AND HEAVY INDUSTRIAL), 5:1 FOR BOTH DISTRICTS; P (PUBLIC); RM-2 (MIXED, MODERATE DENSITY); RH-3 (HOUSE, THREE-FAMILY); RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY), 3.6:1 FOR COMMERCIAL FLOOR AREA.

(Continued from the Regular Meeting of November 10, 1983)

Public testimony taken from the following:

1. Supervisor Bill Maher, City and County of San Francisco.
2. John Bardis

1:30 P.M. (Cont)

1. (Cont)
 3. Dick Morton, S.F. Chamber of Commerce.
 4. Lee Meyerhoff
 5. Grant DeHart, HERITAGE
 6. Paula Jesson, Deputy City Attorney
 7. Walter Knox
 8. Bill Lizard, South of Market Alliance.
 9. Steve Fixman
 10. Gene Coleman, South of Market Alliance
 11. Kay Cornell, " " " "
 12. Calvin Welch, " " " "
 13. Bobette Drefke
 14. Alan Rasnick, Coalition of San Francisco Neighborhoods.
 15. Mariam Blaustein, Gray Panthers
 16. Dorise Murphy
 17. Isabelle Ugat, South of Market Alliance.
 18. Lorraine Yeomans, a resident of Potrero Hill.
 19. Natalie Friedman
 20. Sue Hestor, San Franciscians for Resonable Growth.
 21. Kay Patchner, South of Market Alliance.
 22. Sharon Dunn, The Ecunemical Ministry.
 23. Ron Urbana
 24. Jeff Will
 25. Tom Scrupps, Carrgon Development Company.
 26. Jeffrey Schultz, Coldwell-Banker Company.
 27. Crown Prince Arcadia
 28. Osbourne Erickson
 29. Marilyn Schmalyn, Supervisor Nancy Walker's Office.

Approved

Resolution 9870

Vote 4-0

Absent: Commissioners Nakashima, Nothenberg and Salazar

9/83

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
SPECIAL JOINT MEETING
WITH THE
SAN FRANCISCO REDEVELOPMENT AGENCY
TUESDAY
NOVEMBER 29, 1983
939 ELLIS STREET
4:00 P.M.

DOCUMENTS DEPT.

AUG 19 1985

PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Rosenblatt and Wright.

ABSENT: Commissioners Nakashima and Salazar.

4:00 P.M.

1. 83.563M - AMENDMENTS TO THE NORTHEASTERN WATERFRONT PLAN, A PART OF THE COMPREHENSIVE PLAN, WITH RESPECT TO PROPERTY WITHIN THE RINCON POINT - SOUTH BEACH REDEVELOPMENT AREA, TO ALLOW A VARIETY OF COMMERCIAL USES, ADDITIONAL GROUND-LEVEL RETAIL COMMERCIAL USES ABOVE RINCON ANNEX, HARBOR-RELATED USES IN CONJUNCTION WITH HOUSING DEVELOPMENT, COMMERCIAL USES ABOVE RINCON ANNEX, HARBOR-RELATED USES IN CONJUNCTION WITH THE MAJOR PARK, ABOUT 700 BERTHS IN THE MARINA, RESTAURANT AND OFFICE USES ON PIER 40, AND A 15% HEIGHT AND DENSITY BONUS IN CONJUNCTION WITH AFFORDABLE HOUSING, ALL AS MORE FULLY DESCRIBED IN MATERIALS AVAILABLE AT THE DEPARTMENT OF CITY PLANNING.

Public testimony taken from the following:

- a. Tom Conrad, Director of Planning, S.F. Redevelopment Agency.
- b. Toby Levine, Citizen's Advisory Council for Rincon Point/ South Beach.
- c. Jonathan Malone, Secretary to the Landmarks Preservation Advisory Board.
- d. Grant DeHart, Executive Director, Foundation for San Francisco's Architectural Heritage.
- e. Jean Kortum, Vice President of LPAB, former member of NEWAC Committee.
- f. Kay Connell, South of Market Alliance.
- g. Frank Canizzaro, S.F. Redevelopment Agency.
- h. Wilbur Hamilton, Executive Director, S.F. Redevelopment Agency.

Approved Resolution No's. 9878, 9880 and 9881

Absent: Commissioners Nakashima and Salazar

Vote 5-0

ADJOURNED: 7:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY
PLANNING COMMISSION AT 558-4656/

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
DECEMBER 1, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENT 327

AUG 19 1985

PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Directors Report.

1. CONSIDERATION OF RESOLUTION COMMENDING AND DISMISSING DOWNTOWN EIR CONTRACT MONITORING PANEL.

Approved

Resolution No. 9882

Vote 6-0

Absent: Commissioner Salazar

B. Commissioners' Questions and Matters

1:15 P.M.

2. 81.244D - 185 BERRY STREET (CHINA BASIN PROJECT) BETWEEN 3RD AND 4TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 3803; CONSIDERATION OF AMENDING RESOLUTION NO. 8991, TO ALLOW FOR AN EXTENSION OF THE PERFORMANCE PERIOD.

Passed motion extending performance period 60 days.

Vote 6-0

Absent: Commissioner Salazar

3. 83.535U - 1821 HAIGHT STREET, ADOPTION OF FINAL MOTION DISAPPROVING SPECIAL USE APPLICATION FOR INCREASE IN OCCUPANCY AND APPROVING SPECIAL USE APPLICATION FOR A DANCE HALL.
(Continued from the Regular Meeting of November 17, 1983)

Approved/Disapproved Motion 9883M

Voting No: Commissioner Karasick

Abstained: Commissioner Kelleher

Absent: Commissioner Salazar

1:30 P.M.

4. 83.468T - CONSIDERATION OF PROPOSED TEXT AMENDMENT TO SECTIONS 302 AND 306.6 OF THE CITY PLANNING CODE AND THE ADDITION OF A NEW SECTION 302.5 THEREOF: (1) AMENDING THE DEFINITION OF "INTERESTED PROPERTY OWNER" WHO MAY INITIATE A ZONING OR SETBACK PROCEEDING; (2) ESTABLISHING POLICIES, PROCEDURES AND STANDARDS FOR ADMINISTRATIVE INTERIM ZONING CONTROLS WHICH MAY BE IMPOSED BY THE BOARD OF SUPERVISORS OR THE CITY PLANNING COMMISSION; (3) DELETING THE PRESENT SECTION 302(e) WHICH MAKES PERMIT APPLICATIONS FILED SUBSEQUENTLY TO THE INITIATION OF A RECLASSIFICATION APPLICATION SUBJECT TO SAID APPLICATION; (4) CLARIFYING "VESTING" AS IT APPLIES TO THE BUILDING PERMIT APPLICATION REVIEW PROCESS; AND (5) OTHER NON-SUBSTANTIVE CHANGES TO CONFORM THESE SECTIONS TO THE PROPOSED AMENDMENTS AND ADDITIONS.

(Continued from the Regular Meeting of November 17, 1983)

Passed motion to continue to January 5, 1983.

Vote 7-0

2:00 P.M.

5. 81.11EZ - 2715 PINE STREET, SOUTH SIDE BETWEEN BRODERICK AND DIVISADERO STREETS, LOT 8A, 9-13, 13A, 29 AND 30 IN ASSESSOR'S BLOCK 1028 AND LOTS 23-33 AND 53 IN ASSESSOR'S BLOCK 1049; APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR REZONING FROM RH-2 (HOUSE, TWO-FAMILY) TO RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT; AND CONSTRUCTION ON LOTS 32 AND 33 OF ASSESSOR'S BLOCK 1049 OF A 3-STORY, 8-UNIT BUILDING.

(Continued from the Regular Meeting of October 13, 1983)

NOTE: Proposed for continuation to February 2, 1984.

Passed motion to continue to February 2, 1983. Vote 7-0

6. 83.11EZ - 2715 PINE STREET, SOUTH SIDE BETWEEN BRODERICK AND DIVISADERO STREETS, LOTS 8A, 9-13, 13A, 29 AND 30 IN ASSESSOR'S BLOCK 1028 AND LOTS 23-33 AND 53 IN ASSESSOR'S BLOCK 1049; REQUEST TO RECLASSIFY PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RH-1 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: Proposed for continuation to February 2, 1983.

Passed motion to continue to February 2, 1983. Vote 7-0

2:00 P.M. (Cont)

7. 83.296EZ - 1554 VALLEJO STREET, NORTH SIDE BEIWEEN VAN NESS AVENUE AND POLK STREET, LOT 16 IN ASSESSOR'S BLOCK 550; REQUEST TO RECLASSIFY PROPERTY FROM AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Public testimony taken from the following:

1. Jack Whooley, an attorney, representing the applicant.
2. Joseph Rent, the project architect.
3. Alden Zimmerman, the project sponsor.
4. James Aikens, a neighborhood resident.
5. Sam LeFour, " " " .
6. Rebecca Hudknoll, " " .

Disapproved Resolution No. 9884 Vote 6-1
Voting No: Commissioner Klein.

2:30 P.M.

8. 83.485C - 720 VALENCIA STREET, WEST SIDE BETWEEN 18TH AND 19TH STREETS,
LOT 13 IN ASSESSOR'S BLOCK 3855B; REQUEST FOR AUTHORIZATION
OF CONDITIONAL USE TO PERMIT AN ADDITION TO A VETERINARY
HOSPITAL IN A C-M (HEAVY COMMERCIAL) DISTRICT.

Approved/Conditions Motion 9885M Vote 7-0

9. 83.550C - 660 LOMBARD STREET, SOUTH SIDE BETWEEN MASON AND POWELL STREETS, A THROUGH LOT TO CHESTNUT STREET, LOT 14 IN ASSESSOR'S BLOCK 64; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT EXPANSION OF A COMMUNITY CENTER IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/conditions Motion 9886 Vote 7-0

10. 83.379EC - 43-49 CHENERY STREET, EAST SIDE BETWEEN 30TH AND RANDALL STREETS, LOT 29 IN ASSESSOR'S BLOCK 6657; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT TO CONSTRUCT UP TO FOUR NEW APARTMENT UNITS AND A NEW ONE-FAMILY DWELLING REQUIRING MODIFICATION OF STANDARDS FOR REAR YARDS, DENSITY AND DWELLING UNIT ORIENTATION TO OPEN SPACE.

Approved/Conditions Motion 9887M Vote 7-0

2:30 P.M. (Cont)

II. 83.465C - 3150 WASHINGTON STREET, NORTH SIDE BETWEEN LYON AND BAKER STREETS, A THROUGH LOT WITH FRONTOAGE ON JACKSON STREET, LOT 16 IN ASSESSOR'S BLOCK 982; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT TO ENLARGE A PRIVATE SECONDARY SCHOOL INCLUDING MODIFICATION OF STANDARDS FOR BUILDING COVERAGE AND HEIGHT IN THE REQUIRED REAR YARD AREA IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Public testimony taken from the following:

1. Leroy Burnes, representing the applicant.
2. Bob Herman, the project architect.
3. Carol Bayer, a neighborhood resident.
4. Helen Elowasser, " " .
5. Helen Fung, " " .
6. Dorothy Arquette, " " .
7. Barbara Cobbs, " " .
8. William Evers, " " .

Approved/conditions Motion 9888M Vote 5-2
Voting No: Commissioners Bierman and Nakashima

3:30 P.M.

12. 83.383C - 330-360 FILLMORE STREET, EAST SIDE BETWEEN PAGE AND HAIGHT STREETS, LOT 22 IN ASSESSOR'S BLOCK 849; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AN OFF-STREET PARKING FACILITY FOR 68 CARS IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Public testimony taken from the following:

1. John Merchant the owner/applicant.
2. Norma Hotalling, a neighborhood resident.
3. Todd Friedman, " " :
4. Griffith Allison, " " :
5. Preston Cook, representing TRI Realtors.
6. Margaret Brady, San Francisco Parking Authority Director.

Passed motion to continue to December 8, 1983.

Vote 6-1

Voting No: Commissioner Rosenblatt.

3:30 P.M. (Cont)

13. 83.536C - 1545-51 AND 1563 PAGE STREET, SOUTH SIDE BETWEEN ASHBURY AND MASONIC STREETS, LOTS 24-26 IN ASSESSOR'S BLOCK 232; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT EXPANSION OF A PRIVATE HIGH SCHOOL IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO JANUARY 5, 1984.

Passed motion to continue to January 5, 1983.

Vote 7-0

14. 83.494C - 1198 FULTON STREET, NORTHWEST CORNER AT SCOTT STREET, LOT 15
IN ASSESSOR'S BLOCK 775; REQUEST FOR AUTHORIZATION OF CONDI-
TIONAL USE TO PERMIT APPROXIMATELY SEVEN GUEST ROOMS IN A
DESIGNATED CITY LANDMARK IN AN RH-3 (HOUSE, THREE-FAMILY)
DISTRICT.

Approved/Conditions Motion 9889M Vote 6-1
Voting No: Commissioner Salazar.

15. 83.438C - 976 SOUTH VAN NESS AVENUE, WEST SIDE BETWEEN 20TH AND 21ST STREETS, LOT 9 IN ASSESSOR'S BLOCK 3610; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT THE ENLARGEMENT OF A CHURCH IN AN RM-1 (MIXED RESIDENTIAL LOW DENSITY) DISTRICT.

Passed motion to continue to January 5, 1983.

Vote 7-0

4:30 P.M.

16. 83.571D-228 COLUMBUS AVENUE, EAST SIDE BETWEEN BROADWAY AND PACIFIC AVENUE; LOT 21 IN ASSESSOR'S BLOCK 162; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8310232 TO CONVERT VACANT GROUND FLOOR COMMERCIAL SPACE TO A SAVINGS AND LOAN (FINANCIAL INSTITUTION) IN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT.

Passed motion not to take Discretionary Review.
Vote 7-0

17. 83.571D - 228 COLUMBUS AVENUE, EAST SIDE BETWEEN BROADWAY AND PACIFIC AVENUE, LOT 21 IN ASSESSOR'S BLOCK 162; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8310232 TO CONVERT VACANT GROUND FLOOR COMMERCIAL SPACE TO A SAVINGS AND LOAN (FINANCIAL INSTITUTION) IN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT.

No Action Required!

4:30 P.M. (Cont)

18. 11.149C - 1130-50 SACRAMENTO STREET AT SPROULE LANE, LOTS 10, 11, 33, 34, 44 AND 45 IN ASSESSOR'S BLOCK 22; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BUILDINGS EXCEEDING HEIGHT OF 40 FEET (APPROXIMATELY 160 FEET AND 52 FEET) IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND A 160-A HEIGHT AND BULK DISTRICT.

Public testimony taken from the following.

1. Bob Friese, an attorney, representing several owners at 1170 Sacramento Street.
2. Jeffrey Hiller, the project architect.
3. Timothy Tosta, representing the project sponsor.
4. Robert McCarthy, representing the Lilly Ann Corporation.
5. George Christopher, former San Francisco Mayor.
6. Burton J. Goldstein, a tenant at 1170 Sacramento Street.

Passed motion to continue to January 12, 1983.

Vote 7-0

19. 83.212ECV - 54-70 McALLISTER STREET, NORTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, LOTS 9 AND 14 IN ASSESSOR'S BLOCK 349; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE (DOROTHY DAY COMMUNITY) CONSTRUCTION OF A SIX AND EIGHT-STORY, 23,000 SQUARE-FOOT, 100-UNIT RESIDENTIAL DEVELOPMENT FOR LOW AND MODERATE INCOME ELDERLY PERSONS, WITH 11 PARKING SPACES PROVIDED.

(Continued from the regular meeting of November 10, 1983)

Passed motion to continue to January 12, 1983.

20. 83.212ECV - 54-70 McALLISTER STREET, BETWEEN LEAVENWORTH AND JONES STREETS, LOTS 9 AND 14 IN ASSESSOR'S BLOCK 349; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR HEIGHT EXCEEDING 40 FEET (APPROXIMATELY 75 FEET) IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL), PROPOSED RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) AND 240-H HEIGHT AND BULK DISTRICTS.

(Continued from the regular meeting of November 10, 1983)

Passed motion to continue to January 12, 1983.

4:30 P.M. (Cont)

21. 82.418EVA - 1171 SANSOME STREET, WEST SIDE OF SANSOME BETWEEN GREEN AND FILBERT STREETS, LOT 40 IN ASSESSOR'S BLOCK 113; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR CONSTRUCTION OF AN 85-FOOT HIGH MIXED USE RESIDENTIAL AND COMMERCIAL STRUCTURE ON A VACANT SITE WITHIN THE NORTHEAST WATERFRONT HISTORIC DISTRICT.

Passed motion to continue to January 5, 1983.

Vote 6-0

Absent: Commissioner Kelleher.

22. 82.418EVA - 1171 SANSOME STREET, WEST SIDE OF SANSOME BETWEEN GREEN AND FILBERT STREETS, LOT 40 IN ASSESSOR'S BLOCK 113; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF AN 85-FOOT HIGH MIXED USE RESIDENTIAL AND COMMERCIAL STRUCTURE ON A VACANT SITE WITHIN THE NORTHEAST WATERFRONT HISTORIC DISTRICT, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, FOR DISAPPROVAL.

(Continued from the regular meeting of October 27, 1983)

Passed motion to continue to January 5, 1983.

Vote 6-0

Absent: Commissioner Kelleher.

23. 82.418EVA - 1171 SANSOME STREET, WEST SIDE OF SANSOME BETWEEN GREEN AND FILBERT STREETS, LOT 40 IN ASSESSOR'S BLOCK 113; DISCRETIONARY REVIEW FOR BUILDING PERMIT APPLICATION NO. 8206714-S FOR CONSTRUCTION OF AN 85-FOOT HIGH MIXED USE RESIDENTIAL AND COMMERCIAL STRUCTURE ON A VACANT SITE WITHIN THE NORTHEAST WATERFRONT HISTORIC DISTRICT.

Public testimony taken from the following:

1. Jonathan Malone, representing the Landmarks Board.
2. Fred Docke, representing the project sponsor.
3. Bill Wood, representing the project sponsor.
4. Grant DeHart, representing HERITAGE.
5. Margaret Guafarie, representing the Telegraph Hill Dwellers.
6. Robert Armstrong, a neighborhood resident.
7. Neal Mallik, a neighborhood resident.

Passed motion to continue to January 5, 1983.

Vote 6-0

Absent: Commissioner Kelleher.

4:30 P.M. (Cont)

24. 83.556D - 649 DIAMOND STREET, ADOPTION OF THE FINAL MOTION APPROVING
A SPECIAL USE APPLICATION FOR A DELI.

(Continued from the Regular Meeting of November 17, 1983)

Approved/Conditions

Motion 9890M

Vote 7-0

ADJOURNED: 7:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
DECEMBER 8, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.,

AUG 19 1985

S. PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: None.

1:30 P.M.

1. Current Matters
 - A. Director's Report.
 - B. Commissioners' Questions and Matters.

2:00 P.M.

2. 83.426C - BLOCKS BOUNDED BY ARMSTRONG AVENUE, ON THE NORTH, GRIFFITH STREET ON THE SOUTH AND HAWES STREET ON THE WEST, ALL OF ASSESSOR'S BLOCKS 4877 AND 4852; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AUTO DISMANTLING IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

(Continued from the Regular Meeting of November 3, 1983)

Public testimony taken from the following:

1. Alan Axelrod, the applicant.
2. Roy Anderson, Anderson & Associates.
3. Sylvester Brown, Shafter Avenue Club.
4. Harold Madison, " " " ".

Passed motion to continue to January 12, 1984.

Vote 7-0

3. 83.534U - 3221 FILMORE STREET, SOUTHWEST CORNER AT MOULTON STREET, BETWEEN GREENWICH AND LOMBARD STREETS, LOT 5 IN ASSESSOR'S BLOCK 510; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A FAST FOOD/ICE CREAM SHOP IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITHIN THE UNION STREET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of November 17, 1983.)

Approved

Motion 9891M

Vote 6-0

Absent: Commissioner Salazar.

2:00 P.M. (Cont)

4. 83.118ED - 1545 DIVISADERO STREET, LOT 24 IN ASSESSOR'S BLOCK 1279, CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8301980 TO CONSTRUCT A 45-SPACE PARKING LOT.

Passed motion to continue indefinitely.
Absent: Commissioner Salazar.

Vote 6-0

5. 83.118ED - 1545 DIVISADERO STREET, LOT 24 IN ASSESSOR'S BLOCK 1279; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8301980 TO CONSTRUCT A 45-SPACE PARKING LOT.

Passed motion to continue indefinitely.
Absent: Commissioner Salazar.

Vote 6-0

6. 83.74ED - 775 DIVISADERO STREET, SOUTHWEST CORNER AT FULTON STREET, LOT 1 IN ASSESSOR'S BLOCK 1182; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8301478 AND 8301479 PROPOSING RETAIL STRUCTURES HAVING TOTAL FLOOR AREA OF 9,950 SQUARE FEET WITH PARKING FOR 22 CARS IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN THE DIVISADERO STREET AUTO-ORIENTED USE DISCRETIONARY REVIEW AREA.

(Continued from the Regular Meeting of November 10, 1983)

Passed motion to continue indefinitely.
Absent: Commissioner Salazar.

Vote 6-0

3:00 P.M.

7. 82.221EV - 4750-4755 BALBOA STREET, NORTHEAST CORNER AT LA PLAYA STREET, LOTS 58 AND 5G IN ASSESSOR'S BLOCK 1591; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE CONSTRUCTION OF SIX (6) 3-STORY TOWNHOUSE UNITS OVER PARKING FOR 6 AUTOMOBILES REQUIRING A REAR YARD VARIANCE AND COASTAL PERMIT.

(Continued from the Regular Meeting of November 17, 1983)
NOTE: Public hearing is closed.

Page: 14A Date: 1 Month: 2008

Denied/Appeal Motion 9892M Vote 6-1
Voting No: Commissioner Bierman
Passed a motion to take discontinuous adjournment at the Reg. Mtg. 1/5/84

Passed a motion to take discretionary review at the Reg. Mtg. 1/3/84.

8. 83.13ED - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREETS, LOT 14
IN ASSESSOR'S BLOCK 271; APPEAL OF THE PRELIMINARY NEGATIVE
DECLARATION FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/
OFFICE BUILDING REQUIRING DISCRETIONARY REVIEW

OFFICE BUILDING, REQUIRING DISCRETIONARY REVIEW.
(Continued from the Regular Meeting of November 17, 1983)

Denied/Appeal

Motion 9893M

Vote 7-0

3:00 P.M. (Cont)

9. 83.13ED - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREETS, LOT 14 IN ASSESSOR'S BLOCK 271; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8300196-S FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/OFFICE BUILDING.

(Continued from the Regular Meeting of November 17, 1983)

Passed motion not to take discretionary review.

Vote 6-0

Absent: Commissioner Salazar.

10. 83.13ED - 582 BUSH STREET, BETWEEN STOCKTON AND GRANT STREETS, LOT 14 IN ASSESSOR'S BLOCK 271; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8300196-S FOR THE CONSTRUCTION OF A 12-STORY COMMERCIAL/OFFICE BUILDING.

(Continued from the Regular Meeting of November 17, 1983)

No Action Required.

10A. 83.383C - 330-360 FILLMORE STREET, ADOPTION OF FINAL MOTION APPROVING CONDITIONAL USE AUTHORIZATION FOR AN OFF-STREET PARKING FACILITY FOR 68 CARS.

(Continued from the Regular Meeting of December 1, 1983)

Approved Motion 9894M Vote 6-1
Voting No: Commissioner Rosenblatt.

11. 83.181ED - 3145 TURK BOULEVARD, SOUTH SIDE, BETWEEN ARGUELLO BOULEVARD AND WILLARD STREET; LOT 37 IN ASSESSOR'S BLOCK 1142, CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8303561; PROPOSING DEMOLITION OF EXISTING 12-UNIT APARTMENT BUILDING AND CONSTRUCTION OF A NEW 12-UNIT CONDOMINIUM.

Passed motion to take discretionary review. Vote 7-0

12. 83.181ED - 3145 TURK BOULEVARD, SOUTH SIDE, BETWEEN ARGUELLO BOULEVARD AND WILLARD STREET; LOT 37 IN ASSESSOR'S BLOCK 1142, DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8303561; PROPOSING DEMOLITION OF EXISTING 12-UNIT APARTMENT BUILDING AND CONSTRUCTION OF A NEW 12-UNIT CONDOMINIUM

Public testimony taken from the following:

1. William J. Murphy, representing the applicant.
2. Wayne Rieke, representing the applicant.

Passed motion of intent to disapprove and continued to January 5, 1983.

Vote 7-0

3:00 P.M. (Cont)

ADJOURNED: 5:00 P.M.

SPECIAL NOTE: AT ITS REGULAR MEETING SCHEDULED FOR DECEMBER 15, 1983, THE CITY PLANNING COMMISSION WILL RECEIVE ADDITIONAL PUBLIC COMMENT ON THE DEPARTMENT OF CITY PLANNING'S PROPOSED DOWNTOWN PLAN.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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1/15/83
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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
DECEMBER 15, 1983
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: None.

1:00 P.M.

I. THE CITY PLANNING COMMISSION WILL RECEIVE PUBLIC COMMENT ON

THE DOWNTOWN PLAN

THIS HEARING WILL CONCLUDE THE FIRST ROUND OF PUBLIC COMMENT ON THE PLAN. INTERESTED PARTIES ARE INVITED TO TESTIFY AND/OR SUBMIT WRITTEN COMMENTS AT THE HEARING OR PRIOR TO JANUARY 10, 1984. ADDITIONAL HEARINGS WILL BE SCHEDULED SUBSEQUENT TO THE RELEASE OF STAFF REVISIONS TO THE PLAN, THE DRAFT ENVIRONMENTAL IMPACT REPORT, AND DRAFT CODE LANGUAGE AT THE END OF JANUARY, 1984.

Public testimony taken from the following:

1. Steve Tobin
2. Morris Pinsky
3. Patricia F. Woods
4. Lorraine Yeomans
5. Deborah Morrison
6. Steve Lindsay
7. Andrew Butler, Green Space Citizens Advisory Committee.
8. Babette Drefre
9. Willinda McCrea, Open Space Citizens Advisory Committee.
10. Jeffrey Heller, San Francisco Architect.
11. John Elberling, San Franciscans for Reasonable Growth.
12. Gray Brechen
13. Grant Sedwick, San Francisco Real Estate Developer.
14. Bob Armsby, Chamber of Commerce, Urban Design Task Force.
15. Natalie Friedman
16. Catherine Cornell
17. John Holtzchaw, Sierra Club.
18. Beth Landis, Open Space, Citizens Advisory Committee.
19. Dick Morton, San Francisco Chamber of Commerce.
20. Howard Wexler, San Francisco Land Use Attorney
21. Susan Barney, Golden Gate University.

1:00 P.M. (Cont)

- 22. Tom Jones, San Francisco Tomorrow.
- 23. Christine Brigagiliano, Child Care Law Center.
- 24. Mory Hurley, Commission on Status of Women.
- 25. Richard Mayer
- 26. Dennis Sullivan, Tai & Associates, Architects.
- 27. Jim Bronkema, The Embarcadero Center.
- 28. John Bardis
- 29. Morton Brown, San Francisco Real Estate Developer.
- 30. Alan Rasnick, Coalition for San Francisco Neighborhoods.
- 31. Piero Patri, San Francisco Architect.
- 32. Lion L. Kuntz.
- 33. Grant DeHart, HERITAGE.

Completed.

ADJOURNED: 6:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

